THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 08/03/16 10:28 3 pgs
Fees:18.00 Taxes:2775.00
20160803-0080155

28687-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Paul Boles and Jaclyn Boles 6130 S. Mt. Juliet Road Hermitage, TN 37076	New Owner	P/O 13800002500

16485

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **VICTORIA A. HEIL** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **PAUL M. BOLES AND JACLYN R. BOLES, HUSBAND AND WIFE** (hereinafter referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEGINNING at an iron rod on the easterly right-of-way of South Mt. Juliet Road, said point being the southwesterly corner of subject tract and also being the southwesterly corner of the total Raefsky and Heil property; Thence, with said easterly right-of-way, North 22°-19'-10" East, 51.25 Feet to an iron rod; Thence, leaving said right-of-way with the remaining Raefsky and Heil property, South 80°-21'-27" East, 1596.42 Feet to an iron rod; Thence, North 2°-45'-28" East, 206.87 Feet to an iron rod; Thence South 85°-09'-34" East, 289.57 Feet to an iron rod; Thence, with a fence, South 85'-09"-34" East, 727.83 Feet to an iron rod; Thence, with a fence, South 7°-22'-59" West, 91.01 Feet to an iron rod; Thence, with a fence, being property of Ronnie D. Richards, et ux, Deed Book 00005678-0000800, R.O.D.C., TN, North 80°-17'-23" West, 53.56 Feet to an iron rod; Thence, with a fence, South 9°-48'-20" West, 249.67 Feet to an iron rod; Thence, with a fence, North 80°-21'-27" West, 2546.02 Feet to the POINT OF BEGINNING, and containing 8.40 acres, more or less.

The foregoing legal description derived from the Category "1" Survey of Property of Eric L. Raefsky and Victoria A. Heil located at 6130 South Mt. Juliet Road, by R.L. Spears & Co., Robert L. Spears, TN R.L.S. #126, dated July 12, 2016, revised July 15, 2016 and being J# 3629.

BEING part of the same property conveyed to Eric L. Raefsky and wife, Victoria A. Heil by Warranty Deed dated September 25, 1998 from Robert B. Smith and wife, Georgia Dell Smith, of record in Book 11135, Page 955, Register's Office for Davidson County, Tennessee. The said Eric L. Raefsky having died August 5, 2014, the property vested in Victoria A. Heil as surviving tenant by the entirety.

TOGETHER WITH the access easements described in Shared Driveway Easement, of record in Book 8890, Page 648, Register's Office for Davidson County, Tennessee, and in Shared Driveway Easement, of record in Book 9185, Page 461, said Register's Office, as modified in Release of Interests in Shared Driveway Easement, Book 11135, Page 945, and in Shared Driveway Easement Modification Agreement, Book 11135, Page 953, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 1st day of August, 2016.

Victoria A. Heil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victoria A. Heil, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of August, 2016.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/13/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me this 1st day of August, 2016.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 1.8.2019

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2016 and subsequent years, not yet due and payable. P/O Map and Parcel 13800002500.

3. Electrical Permit for utility purposes, of record in Book 5703, Page 652, Register's Office for Davidson County, Tennessee.

4. Metro Codes Letter regarding soil absorption system, of record in Book 5912, Page 543, said Register's Office.

5. Shared Driveway Easement, of record in Book 8890, Page 648, said Register's Office.

6. Shared Driveway Easement, of record in Book 9185, Page 461, said Register's Office, as modified in Release of Interests in Shared Driveway Easement, Book 11135, Page 945, and in Shared Driveway Easement Modification Agreement, Book 11135, Page 953, said Register's Office.

7. Agreements Granting Water Line Easement, of record in Book 11135, Page 947 and Book 11135, Page 950, said Register's Office.

8. Applications for Greenbelt Assessment – Agricultural, of record in Instrument No. 20050225-0021048 and Instrument No. 20050225-0021049, said Register's Office.

True Copy Certification

I Anita L Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Shelly M Smith

Commission Expires 4-24-2018