STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20160069630 DEEDWARR
Recvd: 08/11/16 11:43 2 pgs
Fees:13.00 Taxes:604.95
20160811-0083622

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2016.

Notary Public
MY COMMISSION EXPIRES: 12/6/16
File No. G16-5645D

MEREDITH DURHAM MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Edward Stanley and Korina Leticia Stanley, husband and wife (NAME)	(NAME) New Owner	063-02-0-034.00
1542 Mohawk Trail (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Boetheo Investments, LLC, a Tennessee Limited Liability Comapny**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Edward Stanley and Korina Leticia Stanley, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

A strip of land immediately south of Lot No. 123 on plat recorded in Book 974, page 26 and described as follows: Beginning on the westerly margin of Whoopee Trail at the southeast corner of Lot 123; thence with the westerly margin of said Trail southwardly 50 feet to the northerly line of the property conveyed to Davidson County by Deed of record in Book 1165, page 612, said Register's Office; thence with Davidson County's northerly line southwestwardly 149 feet; thence northwardly 100 feet to the Southwest corner of said Lot 123; thence with the southerly line of said Lot No. 123 eastwardly 149 feet to the beginning.

BEING the same property conveyed to Boetheo, LLC from Wanda J. McMurtry, married, by Deed dated July 29, 2015, as Instrument No. 20150731-0075635, and corrected in Scrivener's Affidavit dated December 23, 2015 and recorded on January 4, 2016 in Instrument No. 20160104-0000369, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Notice of Completion as recorded in Instrument No. 20160722-0075551, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1542 Mohawk Trail, Madison, TN 37115.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of August, 2016.

BOETHEO INVESTMENTS, LLC

By: _____ President
James Disney, Member

August 10, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James Disney, Member for Boetheo Investments, LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of August, 2016.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066