WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$300,000.00.**

Affiant

Subscribed and sworn to before me this 23rd day of November, 2016.

Notary Public
My Commission expires: 3/10/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert Earl Booker	SWBC Mortgage Corp.	075-12-0E-009.00CO
1400 Blossom Court	117 Seaboard Ln. Ste F-205	
Hermitage, TN 37076	, Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kenneth Harland Grubbs, Jr., a single man and Steven Michael Gee a single man as tenants in common with the right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert Earl Booker and Antonia B. Booker, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23, on the plan of Blossom Trace First Revision Subdivision, as shown on plat of record in Instrument Number 20010920-0101745 and later corrected in Instrument Number 20011025-0116872, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth Harland Grubbs, Jr., a single man and Steven Michael a single man as tenants in common with the right of survivorship from Joshua Squiers, a single man by Warranty Deed on September 27, 2006, of record in Instrument Number 20061013-0127273, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20010920-0101745, Surveyor's Certificate of Correction of record in Instrument Number 20011025-0116872, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010724-0078292, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20001220-012466, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1400 Blossom Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160104350 DEEDWARR
Recvd: 11/28/16 13:37 2 pgs
Fees:13.00 Taxes:1110.00
20161128-0124515

Wherever 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 our hands this November 23, 2016.

Kenneth Harland Grubbs Jr.

Steven Michael Gee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth Harland Grubbs, Jr., and Steven Michael Gee** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 23, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY