Davidson County	DEEDWARR
Recvd: 02/28/17 10:11	3 pgs
Fees:18.00 Taxes:1035.63	
20170228-0019684	

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Ann M. Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of February, 2017.

Angela G Batson
Notary Public

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Monica Leigh Boes and Joel Matthew Harris	F&M Bank	073 05 0 113.00
(NAME)	(NAME)	
2305 Shadow Lane	PO Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($279,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chelsea Elizabeth Gill, unmarried and Beth Hirschi, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Monica Leigh Boes and Joel Matthew Harris, both unmarried, as joint tenants**, 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:

Being all of Lot No. 3 on the Plan of Riverwood Heights, according to survey and plat of same appearing of record in Plat Book 1835, page 42, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of lot.

Being the same property conveyed to Chelsea Elizabeth Gill, an unmarried woman and Beth Hirschi, a married woman, by Warranty Deed from Leslie K. Jarrett, married, f/k/a Leslie N. Kemp dated October 21, 2014 and recorded October 24, 2014 as Instrument No. 20141024-0098436 with the consideration amount of $219,500.00, in said Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

File Number: GRN-170252FC

This instrument is being executed on behalf of Chelsea Elizabeth Gill, pursuant to a Power of Attorney executed by her on the 22nd day of February, 2017, of record in Instrument No. 20170228-0019683, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2305 Shadow Lane, Nashville, TN 37216

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, has 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. 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 24th day of February, 2017

Chelsea Elizabeth Gill

Beth Hirschi

Beth Hirschi,
By: Her Attorney in fa
Chelsea Elizabeth Gill, Her Attorney-in-fact

File Number: GRN-170252FC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Chelsea Elizabeth Gill, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of February, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Chelsea Elizabeth Gill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Beth Hirschi, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Beth Hirschi, for the purposes therein contained.

Witness my hand and official seal, this the 24th of February, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

True Copy Certification

I Shelly M Smith, 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.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

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

Rebecca Kroger
Commission Expires: 9-22-20

File Number: GRN-170252FC