WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019407 DEEDWARR
Recvd: 03/07/17 09:33 2 pgs
Fees:13.00 Taxes:684.50

20170307-0022275

B-VRES-17-2920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey S. Boswell and Michele H. Boswell	**People's Home Equity, Inc.**	
(NAME)	(NAME)	**096-14-0-077.00**
2920 Twin Lawn Drive	**5205 Maryland Way, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARSON PRICE ECHOLS AND STEPHANIE D. ECHOLS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY S. BOSWELL AND MICHELE H. BOSWELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 748 on the Plan of CloverHill, Section No. IX of record in Plat Book 2331, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carson Price Echols and Stephanie D. Echols, husband and wife by Warranty deed from Mark S. Hamilton of record in Instrument No. 20150616-0057134 Register's Office for Davidson County, Tennessee, dated June 12, 2015 and recorded on June 16, 2015.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2145, Page 262 and Book 2401,Page 227, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Shared Driveway Easement of record in Book 11059, Page 834, in the Register's Office for Davidson County, Tennessee.
- Joint Driveway Agreement of record in Book 3815, Page 880 and Book 5152, Page 313, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2920 Twin Lawn Drive , Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 3rd DAY OF MARCH, 2017.

Carson Price Echols by John Gleaves, Attorney in Fact

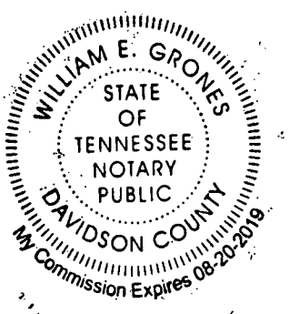
Stephanie D. Echols by John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARSON PRICE ECHOLS AND STEPHANIE D. ECHOLS, and who acknowledged he/she/they executed the same as the free act and deed of the said CARSON PRICE ECHOLS AND STEPHANIE D. ECHOLS.

Witness my hand and official seal, this the 3rd of March, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212