BILL GARRETT, Davidson County
Trans:T20170031954 DEEDWARR
Recvd: 04/17/17 14:36 2 pgs
Fees:13.00 Taxes:1269.10
20170417-0037091

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $343,000.00

Mally Edwardson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8893 BOATWRIGHT J

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James C. Boatwright	NEW OWNER	14615015600
5210 ANCHORAGE DRIVE		
Nashville, TN 37220		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JORDAN JONES, AND WIFE, LAUREN JONES FKA LAUREN C. LYNCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES C. BOATWRIGHT , AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5210 ANCHORAGE DRIVE, Nashville, TN 37220

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/or 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/or 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 hand on the 14th day of April, 2017.

Jordan Jones

Lauren L Jones Fka Lauren C Lynch
Lauren Jones fka Lauren C. Lynch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JORDAN JONES AND LAUREN JONES, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of April, 2017.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 65 and the Northerly triangular part of Lot No. 66 on the Plan of Haileywood Estates, Section IV, as of record in Book 2330, Page 59, Register's Office for said County.

Beginning at the common corner of Lots No. 65 and 66 at it's intersection on Anchorage Drive; thence along the Northeasterly side of Anchorage Drive in a Northerly direction 70.0 feet to an iron pin in the edge of the drive; thence, in a Northeasterly direction along the Northwesterly side of Lot No. 65, 238.0 feet to an iron pin; thence, in a Southeasterly direction 23.0 feet to a power pole; thence, Southwardly 109.0 feet along the rear of Lot Nos. 65 and 66, 109 feet to an iron pin, 17 feet South of the common corner of Lots Nos. 65 and 66; thence Westwardly 247 feet, more or less, to the beginning, according to a survey made by Hickerson-Millet, Engineers-Surveyors, on July 12, 1958.

Being the same property conveyed by Quitclaim Deed from John B. Lynch, Jr. and wife, Melissa N. Lynch to Lauren C. Lynch, unmarried, as recorded on the 9th day of September, 2010 in Instrument No. 20100909-0071691 and Warranty Deed from Carolyn Xanders, now known as Carolyn X. Heichel and husband, Timothy K. Heichel to Lauren C. Lynch, unmarried and John B. Lynch, Jr. and wife, Melissa N. Lynch, as recorded on the 22nd day of August, 2007 in Instrument No. 20070822-0100453, in the Register's Office of Davidson County, Tennessee.

Lauren C. Lynch having since married Jordan Jones and is now known as Lauren Jones

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION IV, HAILEYWOOD ESTATES, as recorded in Plat Book 2330, Page(s) 59, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3983, Page 716 and Book 4115, Page 512, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.