Box14

29601-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036283 DEEDWARR
Recvd: 05/01/17 09:16 2 pgs
Fees:13.00 Taxes:1276.50
20170501-0042235

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3374B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lindsey Ganson Francis Barbour	Farmington Mortgage, a div of CapStar Bank	062-13-0-108.00
4017 Moss Rose Dr.	2002 Richard Jones Rd, Ste 300A	
Nashville, TN 37216-2927	Nashville, TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MEGAN BOREN, FORMERLY KNOWN AS MEGAN ANNE ROOT, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDSEY GANSON AND FRANCIS BARBOUR, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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, being Lot No. 4 on the Plan of Moss Rose Heights Subdivision, Section No. 2 extended, of record in Plat Book 1424, Page 109, 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 Megan Anne Root by Warranty deed from Audrey V. Mezera and Daniel J. Mezera, Jr., of record in Instrument No. 20140702-0058362, Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 02, 2014. Megan Anne Root having since married and is now known as Megan Boren.

Dylan Gray Boren joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 1424, Page 109, Register's Office for Davidson County, Tennessee.

This is property known as 4017 Moss Rose Dr., Nashville, TN 37216-2927

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 26th day of April, 2017.

Megan Boren

Dylan Gray Boren By: Megan Boren, Attorney-In-Fact

Dylan Gray Boren

By: Megan Boren, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MEGAN BOREN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of April, 2017.

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Megan Boren,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Dylan Gray Boren for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Dylan Gray Boren, and is authorized by Dylan Gray Boren to execute this instrument on his behalf.

Witness my hand and official seal, this 26th day of April, 2017.

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File #: 17-3374B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027