BILL GARRETT, Davidson County
Trans:T20170038783 DEEDWARR
Recvd: 05/08/17 09:53 2 pgs
Fees:13.00 Taxes:455.47
20170508-0045245

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 1163931,
615.414.1368 fax 615.915.4964
brian@brianpaynelaw.com

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $123,100.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2017.

Notary Public
My commission expires: 11/04/18

BRIAN PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| BRIAN M. DAY<br>206 W. MONTICELLO AVENUE<br>MADISON, TN 37115 | New Owner | 03409014000 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDDIE R. BOSHERS, SURVIVING TENANT BY THE ENTIRETY OF BARBARA C. BOSHERS,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **BRIAN M. DAY, UNMARRIED,** hereinafter called the Grantee, his successors 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 GATEWAY, SECTION 2, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3300, PAGE 81, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EDDIE R. BOSHERS AND BARBARA C. BOSHERS, HUSBAND AND WIFE, BY DEED FROM HAZEL PROBST, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20140722-0064988, IN THE REGISTER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE. THE SAID BARBARA C. BOSHERS HAVING DIED ON FEBRUARY 17, 2017.

This is improved property known as 206 W. Monticello Avenue, Madison, TN 37115.

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said

land to said Grantee, his 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 this 5th day of May, 2017.

Eddie R. Boshers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eddie R. Boshers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 5th day of May, 2017.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18 (seal)

