BILL GARRETT, Davidson County
Trans:T20170041444 DEEDWARR
Recvd: 05/16/17 09:31 2 pgs
Fees:13.00 Taxes:1110.00
20170516-0048333

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Curtis Boggs & Jamie Boggs
1244 Riverbirch Way
Nashville, TN 37076

SEND TAX BILL TO:
Bank of Tennessee
2298 Crestmoor, #1
Nashville, TN 37215

MAP/PARCEL 097-02-0A-198.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chris Key and wife, Michelle Key, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Curtis Boggs and Jamie Boggs husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Final Plat Villages of Riverwood, Section One, Phase 2B of record in Plat at Instrument No. 20120510-0040662, 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 Chris Key and wife, Michelle Key by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20121002-0090063 Register's Office for Davidson County, Tennessee, dated September 27, 2012 and recorded on October 02, 2012.

This is improved property known as: **1244 Riverbirch Way, Nashville, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 12th day of May 2017.

WITNESS MY HAND on this the 12th day of May 2017

Chris Key

Michelle Key

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Chris Key and Michelle Key,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of May 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of May 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170283