This Instrument Prepared by:
C. Patterson Cron
KIRKSEY & CRON PLC
5214 Maryland Way, Suite 207
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/06/17 15:36 4 pgs
Fees:23.00 Taxes:875.05
20170606-0056718

WARRANTY DEED

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel No.***
Kevin Michael Bouldin and Banning Roberts Bouldin 522 Rosedale Avenue Nashville, TN 37211	Same as Owner	118 04 0 035.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $236,500.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2017.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-6-2017

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **Robert Christopher Cobb and Telisha Jean Cobb, husband and wife** (hereinafter "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Kevin Michael Bouldin and Banning Roberts Bouldin, husband and wife,** (hereinafter "Grantees"), their heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in the 6th formerly the 9th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Map of Southeast part of the J.W. Russwurm property, said Subdivision being

bounded on the south by Rosedale Avenue, formerly Rose Avenue; on the east by Gladstone Avenue, as shown on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for said County, on the west by part of the J.W. Russwurm property, as of the record in Book 547, page 190, Register's Office, and on the north by the Russwurm acreage tract said Subdivision not of record, but described according to a survey thereof made by Blanchard and Parrish Engineers, dated May 16, 1941, as follows: Beginning at a point in the north margin of Rosedale Avenue, the common corners of Lots Nos. 6 and 7, said point being 366.7 feet west of Gladstone Avenue; thence westerly 61 feet to an iron pin, the common corner of Lots Nos. 7 and 8; thence with the line between said lots southerly 202.2 feet to the north line of Rosedale Avenue Lot Nos. 7 and 8; thence with the line between said lots southerly 202.2 feet to the north line of Rosedale Avenue; thence with the margin of the same, easterly 61 feet to the point of beginning.

Being the same property conveyed to Robert Christopher Cobb, unmarried, and Telisha Jean Arguelles, unmarried, as joint tenants with common law right of survivorship, by Quitclaim Deed dated January 26, 2009, from Robert Christopher Cobb, unmarried, of record in Instrument No. 20090213-0012906, in the Register's Office for Davidson County, Tennessee.

Telisha Jean Arguelles and Telisha Jean Cobb are one and the same person, and she and Robert Christopher Cobb are now married.

This is the same description as used in the previous deed.

This is improved property, known as 522 Rosedale Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns forever;

AND **Grantors** covenant with the said **Grantees**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered, except for property taxes for the year 2017, which are not yet due and payable and are being assumed by the **Grantees** and will be paid by **Grantees** when due. Said taxes are being prorated between the parties by estimation as of the date of this deed.

AND **Grantors** further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to **Grantees**, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantors** have signed their names hereto this 2nd day of June, 2017.

[Signature page to follow.]

GRANTORS:

Robert Christopher Cobb

Telisha Jean Cobb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforementioned, **Robert Christopher Cobb and Telisha Jean Cobb**, the within named bargainors, 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 Nashville, Tennessee this 2nd day of June, 2017

Notary Public

My Commission Expires:

11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017