WARRANTY DEED

REBECCA SHIELDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 2/8/2021

(AFFIX SEAL)

Mail:

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah L. Selman	New Owner	05409005200
(NAME)	(NAME)	
217 Anthony Ave		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Hester A. Boucher,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah Selman, a Single Woman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 217 Anthony Ave, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hands this 13th day of June, 2017.

Hester A. Boucher by Dina Rene Boucher, her Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20170052670 DEEDWARR
Recvd: 06/20/17 11:38 3 pgs
Fees:18.00 Taxes:473.60
20170620-0061906

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of June, 2017, before me personally appeared Dina Rene Boucher, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hester Boucher, and who acknowledged that such person executed the same as the free act and deed of Hester Boucher.

Notary Public

My Commission Expires 11-13-17

J. TRENT LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
My Comm. Expires November 13, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Old Hickory, Davidson County, Tennessee, being Lot No. 4A, Zone Lot Division, Lot 4-Resubdivision of a portion of Tract 8, Section 2, Life & Casualty Company's Subdivision of the Dabbs & Elliot Property (Plat Book 5200, page 747).

Beginning at an iron pin in the westerly right-of-way (25 feet from the centerline) of Anthony Street, said pin being south 6 deg. 22 min. 00 sec. west 352.91 feet along said right-of-way from its intersection with the southerly right-of-way (25 feet from the centerline) of Lakeshore Drive; thence with said right-of-way south 6 deg. 22 min. 00 sec. west 50.00 feet to an iron pin; thence leaving said right-of-way with the northerly boundary line of the property owned by Terry D. Stromatt et ux, of record in Deed Book 6005, page 797, in the Register's Office for Davidson County, Tennessee, north 83 deg. 38 min. 00 sec. west 224.84 feet to an iron pin in the easterly boundary line of property owned by Charlie R. Pardue, Jr., et ux, of record in Deed Book 3852, page 848, in said Register's Office; thence with said easterly boundary line north 7 deg. 13 min. 31 sec. east 50.01 feet to an iron pin; thence with the common line between lots 4A and 4B on the plan of the Zone Lot Division, Lot 4- Resubdivision of a Portion of Tract 8, Section 2, Life & Casualty Company's Subdivision of the Dabbs & Elliot Property, of record in Plat Book 5200, page 747, in said Register's Office, south 83 deg. 38 min. 00 sec. east 224.09 feet to the beginning, containing 0.26 acre.

Being the same property conveyed to Hester A. Boucher by Warranty Deed from Old Hickory Credit Union recorded on October 29, 1990, of record in Book 8225, Page 807, Register's Office for Davidson County, Tennessee.