PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JULY, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Austin T. Ghee and Richard M. Ghee	Highlands Residential Mortgage, LTD	53-14-81
(NAME)	(NAME)	
1406 Pawnee Trail	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171825

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, CHARLES L. BOLTON AND WIFE, WENDI G. BOLTON**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **AUSTIN T. GHEE, A SINGLE MAN AND RICHARD M. GHEE, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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. :

Certain real property situated in the 11th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930, in Book 843, Pages 36 and 37, of the Register's Office for Davidson County, Tennessee, said **POINT OF BEGINNING** being marked with an iron pin in the westerly margin of said Pawnee Trail, S 56 deg. 47' East 235.8 feet, from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence southerly with a curve (R-1766.5' to the right) 100 feet, more or less, with the westerly margin of said Pawnee Trail, to a point marked with an iron pin; thence S 36 deg. 28' West 150 feet, more or less, to a point marked with an iron pin; thence northerly with a curve (R-1616.5' to the left) 91.5 feet, more or less, to a point marked with an iron pin; thence N 33 deg. 13' East 150 feet, more or less, to the **POINT OF BEGINNING**.

Being the same property conveyed to Charles L. Bolton and wife, Wendi G. Bolton by Warranty Deed from Debra S. Robertson, unmarried, dated April 28, 2000 and filed of record in Instrument No. 20000501-0043302, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1406 Pawnee Trail, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170062574 DEEDWARR
Recvd: 07/21/17 09:58 2 pgs
Fees:13.00 Taxes:665.63
20170721-0073833

Witness our hands this 20th day of July, 2017

Charles L. Bolton

Wendi G. Bolton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles L. Bolton and Wendi G. Bolton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th of July, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017