BILL GARRETT, Davidson County
Trans:T20170063137 DEEDWARR
Recvd: 07/24/17 11:12 2 pgs
Fees:13.00 Taxes:950.90
20170724-0074492

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

ADDRESS NEW OWNER:
Anthony B. Boss & Sonia J. Boss
816 RESTOVER COURT
Nashville, TN 37214

SEND TAX BILL TO:
Shelter Lending Service, LLC
4000 W. Brown Deer Rd.
Suite E
Brown Deer, WI 53209

MAP/PARCEL 108-04-138.00

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, **Sabrina N. Tonn and , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Anthony B. Boss and Sonia J. Boss, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 326 on the plan of Larchwood, Section 6, as of record in Plat Book 6250, Page 235 (Erroneously Referenced as 325 on prior conveyance), Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Jenny Beadle to Sabrina N. Tonn, a single woman as recorded on the 14th day of December, 2015 in Instrument No. 20151214-0125215 and Scrivener's Affidavit in Instrument No. 20160420-0038150, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **816 RESTOVER COURT, Nashville, Tennessee 37214**

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 18th day of July, 2017.

WITNESS MY HAND on this the 18th day of July, 2017

Sabrina N. Tonn

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

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

WITNESS my hand and official seals at office this 18th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $257,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170467