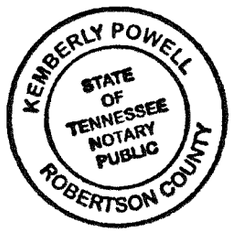
Davidson County	DEEDWARR
Recvd: 07/26/17 14:29	3 pgs
Fees:18.00 Taxes:906.50	
20170726-0075783	



STATE OF TENNESSEE
COUNTY OF Davidson Sumner

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2017.

Notary Public

My commission expires:
3-30-21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael G. Boswell **Kathleen R. Boswell**	**New Owners**	**103160B11500CO**
4215 Harding Pike Apt 1008	301 Brazos, Apt. 1001	
Nashville, TN 37205	Austin, TX. 78701	

FOR AND IN 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 ACKNOWLEDGE, WE,

Mary Elizabeth Brindley, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael G. Boswell and Kathleen R. Boswell, as equal tenants in common

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:

Land in Davidson County, Tennessee, being Unit No. 1008 as shown on the Plat of Windsor Tower, a condominium, of record in Book 5200, page 71, Register's Office for Davidson County, Tennessee, together with an undivided .503% interest in common elements of 4215 Harding Road HOA, as described in Book 5313, page 338, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Elizabeth Brindley, by Warranty Deed from Larry P. Bahan, etux Marshaleigh Orr Bahan, dated September 21, 1995, of record in Book 9812, page 384, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Easements of record in Book 3956, page 943, said Register's Office.

All matters as shown on the plat of record in Plat Book 5200, page 71, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Common elements of Harding Road HOA of record in Book 5313, page 338, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4215 Harding Pike Apt 1008, Nashville, TN 37205.

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 in 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 hand(s) this 24th day of July, 2017.

Mary E Brindley

Mary Elizabeth Brindley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mary Elizabeth Brindley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Kristen Traini, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY