Davidson County DEEDWARR
Recvd: 07/28/17 11:08 2 pgs
Fees:13.00 Taxes:677.10
20170728-0076660

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $183,000.00.

Affiant

Subscribed and sworn to before me, this 27th **day of July, 2017.**

Notary Public
My commission expires:

10-1706-103511

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Fred L. Francis 2120 Lebanon Pike, Unit 67 Nashville TN 37210	New Owner	095-05-0-B-149.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert J. Boone and wife, Farrell D. Boone**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Fred L. Francis, a single man**, hereinafter called the Grantees, their successors 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. 67, together with the appurtenant interest in the common elements of Easthaven Townhomes, a horizontal property regime established by Declaration of record in Instrument No. 20010806-0083543; as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961; and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-2" to the aforementioned Declaration.

Being the same property conveyed to Robert J. Boone and wife, Farrell D. Boone by deed from Louisa S. Maynard, unmarried, dated May 23, 2008, recorded May 29, 2008, of record in Instrument No. 20080529-0054615, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2120 Lebanon Pike, Unit 67, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of July, 2017.

Robert J. Boone

Farrell D. Boone BY: ROBERT J. BOONE, her attorney-in-fact
Farrell D. Boone
By: Robert J. Boone, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF ~~MAURY~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert J. Boone** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 27 day of July, 2017.

Shawn Syl

State of Tennessee at Large

My Commission expires: 6/24/18

SHANNON C. SYLVESTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-24-2018

STATE OF TENNESSEE
COUNTY OF ~~Maury~~ Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert J. Boone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Farrell D. Boone and that he/she is authorized by Farrell D. Boone to execute this instrument on his/her behalf.

Witness my hand and seal at Spring Hill, Tennessee, this 27 day of July, 2017.

Shawn Syl

Notary Public at Large

My commission expires: 6/24/18

SHANNON C. SYLVESTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-24-2018

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2019