Bill Garrett Davidson County
Batch# 18563 DEEDWARR
10/26/2017 03:30:58 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20171026-0110091

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Meredith May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 9/7/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary Smith	CMG Mortgage, Inc.	Map 73-1
(NAME)	(NAME)	
3945 Moss Rose Drive	3160 Crow Canyon Road #400	Parcel 242.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Ramon, CA 94583	
(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, We, **Jill B. Glaus, Bethany B. Foreshee and Jonathan N. Bosworth, Co-Trustees of the Bosworth Family Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Caitlin Doyle and Zachary Smith, wife and husband and Kathleen McGuire, a married 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Moss Rose Heights, Section No. 2, of record in Book 1424, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert E. Bosworth and Betty N. Bosworth, Trustees of the Bosworth Family Living Trust dated September 13, 2000, by Warranty Deed from Robert E. Bosworth and Betty N. Bosworth, filed for record on July 27, 2010 as Instrument No. 20010727-0080005, Register's Office for Davidson County, Tennessee. Betty N. Bosworth died November 9, 2007 and Robert E. Bosworth died November 30, 2016, and under the provisions of the aforementioned Trust, Bethany B. Foreshee, Jill B. Glaus and Jonathan N. Bosworth became Co-Trustees of said Trust.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3947 Moss Rose Drive, Nashville, TN 37216
(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 25th day of October, 2017.

Jill B. Glaus, Co Trustee

Bethany B. Foreshee, Co Trustee

Jonathan N. Bosworth, Co Trustee
By: Bethany B. Forshee, Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Jill B. Glaus** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee under that certain Trust Agreement dated September 13, 2000, for the Bosworth Family Living Trust Agreement, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as co-trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 25th day of October, 2017.

My Commission Expires: 3-6-2018

Notary Public

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Bethany B. Foreshee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee under that certain Trust Agreement dated September 13, 2000, for the Bosworth Family Living Trust Agreement, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as co-trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 25th day of October, 2017 .

My Commission Expires: 3-6-2018

Notary Public

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Bethany B. Foreshee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself as the Attorney in Fact for **Jonathan N. Bosworth, Co-Trustee,** of the Bosworth Family living Trust Agreemtn dated September 13, 2000, the within named bargainor, and that she executed the foregoing instrument on behalf of **Jonahtan N. Bosworth, Co-Trustee, as his Attorney in Fact** and acknowledged that she executed the same as the free act and deed on behalf of **Jonathan N. Bosworth, Co-Trustee, as his Attorney in Fact.**

Witness my hand and official seal at Nashville, Tennessee this 25th day of October, 2017.

My Commission Expires 3-6-2018

Notary Public

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

File No.: 38325