Bill Garrett Davidson County
Batch# 48930 DEEDWARR
01/18/2018 01:58:12 PM 2 pgs
Fees: $13.00 Taxes: $584.60

20180118-0005389

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael C. Boise and Margaret S. Boise 213 Scotts Creek Trail Hermitage, TN 37076	Same address as new owner	075 12 0A 022.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Eight Thousand and 00/100 Dollars ($158,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANGELA MILLER, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL C. BOISE AND WIFE, MARGARET S. BOISE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 22 on the Plan of Revised Cedar Creek, Phase 1, of record in Plat Book 6900, page 848, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Angela Miller, an unmarried woman, by Warranty Deed from REHAB, LLC, dated 12/8/2017, recorded 12/13/2017, of record in Instrument #20171213-0127049, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to REHAB, LLC by Warranty Deed from Claudia Boyett, unmarried, dated 10/20/2017, of record in Instrument #20171030-0110854, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Claudia Boyett, by Quitclaim Deed from Wayne Dillard and Carolyn Hodge, dated 4/22/2017, recorded 5/8/2017, of record in Instrument #20170508-0045305, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Claudia Boyett for life with the remainder to Wayne Dillard and Carolyn Hodge, by Quitclaim Deed from Claudia Boyett and Ronald K. Nevin, trustee, dated 12/8/2016, of record in Instrument #20161208-0129035; being previously conveyed to Claudia Boyett, an unmarried

woman by deed dated 1/31/2002, of record in Instrument #20020204-0015256, all in the Register's Office for Davidson County, Tennessee

The address of the herein described property is believed to be 213 Scotts Creek Trail, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 9th day of January, 2018.

Angela Miller

ANGELA MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Angela Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of January, 2018.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021