WARRANTY DEED

Bill Garrett Davidson County
Batch# 86446 DEEDWARR
04/30/2018 03:55:02 PM 2 pgs
Fees: $13.00 Taxes: $2,575.20

20180430-0040697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $696,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: September 7, 2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Julie M. Boos	New Owner	
(NAME) 1511 Sweetbriar Avenue	(NAME) PO Box 340020	117-04-0-113.00
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **ANDREW ERIC RADBILL AND WIFE, RACHEL CLAIRE RADBILL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE M. BOOS,*** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*single woman

Land in Davidson County, Tennessee, being the Westerly 50 feet of Lot No. 106 on the Plan of Belmont Land Company's Plan of Lots, as of record in Plat Book 421, Page 34, Register's Office for County, Tennessee.

Said part of Lot No. 106 fronts 50 feet on the southerly side of Sweetbriar Avenue and runs back between parallel lines, 301 feet to a dead line.

Being the same property conveyed to Andrew Eric Radbill and wife, Rachel Claire Radbill, by Warranty Deed from Richard G. Key and wife, Laura B. Key, of record in Instrument No. 20100628-0050261 Register's Office for Davidson County, Tennessee, dated June 24, 2010.

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

unimproved
This is improved x property, known as 1511 Sweetbriar Avenue, Nashville, TN 37212
(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 hand this 26 day of April, 2018

Andrew Eric Radbill by
ANDREW ERIC RADBILL Rachel Claire Radbill
BY: RACHEL CLAIRE RADBILL, ATTORNEY IN FACT

Rachel Claire Radbill
RACHEL CLAIRE RADBILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel Claire Radbill, the bargainor, 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 official seal this 26 day of April, 2018.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of April, 2018, before me personally appeared Rachel Claire Radbill, to me known to be the person who executed the foregoing instrument on behalf of Andrew Eric Radbill and acknowledged that she executed the same as the free act and deed of Andrew Eric Radbill.

Witness my hand and official seal this 26 day of April, 2018.

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public