**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24499

Bill Garrett Davidson County
Batch# 87464 DEEDWARR
05/02/2018 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20180502-0041712

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **95,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/8/2018

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Boner and Leslie Boner | Charles Boner and Leslie Boner | |
| Map/Parcel 01200025200, Baker Road | 1832 Fox Chase Drive | 01200025200 |
| Goodlettsville, TN 37072 | Goodlettsville, TN 37072 | |
| (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, I, **Donnie R. Choate, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Boner and Leslie Boner, husband and wife,**

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:

TRACT 6:
Land in the 10th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 24,2007 and known as Job No. 070069 as follows:

Beginning at an iron pin found on the Northerly margin of Baker Road, said point of beginning being Southwest corner of this tract and also being 438.09' east of the Southeast corner of the Teen Challenge International Nashville (Doc# 200606300078443 and D.B. 4322, Page 575 R.O.D.C.TN.); thence with the line of Tract 5 this survey N 27° 32' 57" E 1174.55' to an iron pin set on the margin of the CSX Railroad property; thence with CSX S 60° 28' 47" E 170.12' to an iron pin; thence leaving CSX S 27° 28' 25" W 1049.70' to an iron pin; thence S 09° 30' 32" W 64.84' to an existing iron pin; thence S 07° 24' 17" W 219.98' to an existing concrete monument on the margin of Baker Road; thence with the margin of said Road (25' from the centerline) N 39° 41' 49" W 15.36' to an iron pin found; thence N 35° 43' 31" W 80.85' to an existing concrete monument; thence N 31° 50' 49" W 210.13' to the point of beginning, containing 5.02 acres more or less.

Being the same property conveyed to Donnie R. Choate by Quitclaim deed from Leah E. Choate of record in Instrument No. 20171213-0126953 Register's Office for Davidson County, Tennessee, dated December 12, 2017 and recorded on December 13, 2017.

Leah E. Choate joins in the execution of this instrument to convey her interest in the property as spouse of Donnie R. Choate to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **UN**IMPROVED property known as **Map/Parcel 01200025200, Baker Road, Goodlettsville, TN 37072.**

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 our hands this the 30th day of April, 2018.

Donnie R. Choate

Leah E. Choate

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 **Donnie R. Choate and Leah E. Choate,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2018.

My Commission expires: 6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

# 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: 5/6/19
Notary' Seal (if on paper)

