TN 1810413

This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129

File Number: 2-18-1878

Record and Return To:
Limestone Title & Escrow, LLC
~~3173 South Church Street~~ 522 B Brandies Cr
Murfreesboro, TN ~~37127~~ Ste1
37128

Bill Garrett Davidson County
Batch# 88308 **DEEDWARR**
05/04/2018 01:07:41 PM 2 pgs
Fees: $13.00 Taxes: $773.30

20180504-0042882

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $209,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2018

Notary Public
My Commission Expires: 8/18/18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Roddick 808 Winthorne Drive Nashville, TN 37127	Adam Roddick 808 Winthorne Drive Nashville, TN 37127	120-01-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Billie J. Boshers, a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Adam Roddick and Elizabeth Roddick, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 306 on The Plan of Glengarry Park Subdivision, Section Three, of record in Book 2900, Page 25, Register's Office for said County, described as follows:

Said Lot No. 306 fronts 90 feet on the Northerly side of Winthorne Court and extends back 144.0 feet on the Easterly side and 154.7 feet on the Westerly side to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Lloyd W. Boshers and wife, Billie J. Boshers by Warranty Deed from Louis N. Farringer, Trustee, recorded on the 18th day of June, 1965 in Deed Book 3903, Page 172, in the Register's Office of Davidson County, Tennessee. Lloyd W. Boshers having died on June 19, 2013.

This Instrument executed on behalf of Billie J. Boshers ("Principal") by Marsha T. Woody pursuant to the Power of Attorney of record in Instrument Number 20180226-0017610, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **808 Winthorne Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2018.

GRANTOR:

Billie J. Boshers by Marsha T. Woody, Attorney-In-Fact

Billie J. Boshers by Marsha T. Woody, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marsha T. Woody the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Billie J. Boshers ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 30th day of April, 2018.

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

