This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P18-0366-D

Bill Garrett Davidson County
Batch# 111370 DEEDWARR
07/02/2018 10:44:26 AM 2 pgs
Fees: $13.00 Taxes: $1,579.90
20180702-0063765

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Brent Harrison
8544 Cub Creek Road
Nashville, TN 37209

Send Tax Bills To:
Bank of America, N.A.
101 South Tryon Street
Charlotte, NC 28255

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,
David W. Boles and wife, Amanda L. Boles

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Brent Harrison and Kimberly M. Boyle, 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:

Land in Davidson County, Tennessee, situated on the North side of Cub Creek Road and more particularly described as follows:

Commencing at an iron pin in the Southwest corner of the Paul Miller tract as of record in Book 8895, Page 188, R.O.D.C., said iron pin in the Northern right of way margin of Cub Creek Road; thence with the right of way South 54 degrees 32 minutes 18 seconds West 316.13 feet to the point of beginning; thence continuing on the same bearing 118.85 feet to an iron pin; thence leaving said right of way North 60 degrees 14 minutes 55 seconds West 300.00 feet to an iron pin; thence North 30 degrees 45 minutes 10 seconds West 1000.00 feet to an iron pin; thence North 54 degrees 45 minutes 13 seconds East 100 feet to an iron pin; thence South 39 degrees 49 minutes 47 seconds East 821.00 feet to an iron pin; thence South 35 degrees 27 minutes 42 seconds East 450.00 feet to the point of beginning, said tract containing 5.21 acres more or less according to a survey dated April 3, 1997 by A & A Engineers, Inc., P. O. Box 40048, Nashville, TN 37204, Job No. 5545-96.

Also conveyed herewith is a perpetual, non-exclusive, 15 foot easement for ingress and egress as set forth in Instrument Number 20140711-0061253 and Book 10511, Page 176 and Re-recorded in Book 10558, Page 803, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to David W. Boles and wife, Amanda L. Boles by deed from Robert W. Betterton (also known as Robert A. Betterton and Bob W. Betterton) dated July 7, 2014 and of record in Instrument Number 20140711-0061253, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Cub Creek Road.

This property is subject to the restrictions of record in Book 10511, Page 176, in the Register's Office of Davidson County, Tennessee.

This property may be subject to certain 20 foot wide easements as set forth in Book 619, Page 163, in the Register's Office of Davidson County, Tennessee.

This property is subject to the terms and conditions of an Easement and Maintenance Agreement of record in Instrument Number 20011228-0143788, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 8544 Cub Creek Road, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2018 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Amanda L. Boles executes this instrument on behalf of David W. Boles pursuant to a Specific Power of Attorney, filed for record in Instrument Number 20180702006376 4, in the Register's Office of Davidson County, Tennessee.

Witness my hand this the 29th day of June, 2018.

David W. Boles

By: Amanda L. Boles, Attorney in Fact

Amanda L. Boles

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 29th day of June, 2018, before me personally appeared Amanda L. Boles, individually and as Attorney in Fact for David W. Boles to me known (proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of June, 2018.

Notary Public

My Commission Expires:_____

HEATHER BENNETT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 10-23-2018

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $427,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2018.

Notary Public

My Commission Expires:_____

HEATHER BENNETT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 10-23-2018

Map/Parcel: 077 00 0 074.00