

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $354,500.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2018.

Notary Public

My commission expires: 11/5/2018

Bill Garrett Davidson County
Batch# 113517 DEEDWARR
07/09/2018 03:13:01 PM 2 pgs
Fees: $13.00 Taxes: $1,311.65

20180709-0066186

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Angela Boehner **Christopher James Boehner**	**Firstbank**	**05103008500**
806 Barbara Drive	**318 Seaboard Ln Ste 205**	
Madison, TN 37115	**Franklin, TN 37067**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jonathan E. Melton and wife, Dawn M. Gray Melton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela Boehner and Christopher James Boehner, wife and husband

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, being Lot No. 101 on the map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan E. Melton and wife, Dawn M. Gray Melton, by Warranty Deed from Anthony A. Crowder, unmarried, dated November 13, 2008, of record in Instrument No. 20081117-0113507, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 806 Barbara Drive, Madison, TN 37115.

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 in 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.

Jonathan E. Melton Date: 7.6.18
Jonathan E. Melton

Dawn M. Gray Melton Date: 7.6.18
Dawn M. Gray Melton

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, a Notary Public of said County and State, Jonathan E. Melton and Dawn M. Gray Melton, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of July, 2018.

SUZANNE F. BELLAH
Notary Public - State of Florida
Commission # GG 126966
My Comm. Expires Nov 19, 2021
Bonded through National Notary Assn.

NOTARY PUBLIC

My Commission Expires: 11.19.2021