This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805219

Bill Garrett Davidson County
Batch# 128460 DEEDWARR
08/14/2018 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20180814-0079903

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jenna Bostwick and Brandon Bostwick		180-04-0B-028.00
3209 Woodspring Court Nashville, TN 37211	NEW OWNER	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen Gilchrist and Paul Gilchrist, wife and husband,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Jenna Bostwick and Brandon Bostwick, wife and husband, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Brookview Forest, Phase 1, a plan shown in Instrument No. 20030716-0099526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby mode for a complete and accurate description thereof.

Being the same property conveyed to Karen Gilchrist and Paul Gilchrist, wife and husband, by Warranty Deed from Brandon P. Bourque and Aspen Sunshine Bourque, husband and wife, dated 8/30/2007 and recorded 9/4/2007, of record in Instrument No. 20070904-0105806, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND **Karen Gilchrist and Paul Gilchrist, wife and husband,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Karen Gilchrist and Paul Gilchrist, wife and husband,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 3209 Woodspring Ct., Nashville, TN 37211

Executed on this 10th day of August , 2018.

Karen Gilchrist

Paul Gilchrist

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, **Karen Gilchrist and Paul Gilchrist, wife and husband** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of August , 2018.

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 10th day of August , 2018.

Notary Public

My Commission Expires: 1/8/19

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY