Karen Y Johnson Davidson County
Batch# 157287 **DEEDWARR**
11/07/2018 10:02:36 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20181107-0110251

WARRANTY DEED

2018-1257

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of October, 2018.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Evelyn Starnes 684 Rowan Drive Nashville, TN 37207	SAME	059.11-0-165.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **LaTroy Boseman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Evelyn Starnes**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and described as follows

Being Lot No. 489 on the Plan of Haynes Manor, Section 4, of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to LaTroy D. Boseman from J. Word Properties, LLC by Warranty Deed dated May 24, 2017 and recorded May 26, 2017 in Instrument #201705260052603, and corrected by Scrivener's Affidavit in Instrument #20180402-0030573, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 684 Rowan Drive, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 29th day of October, 2018

LaTroy Boseman

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named LaTroy Boseman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 6-30-2019

