Karen Johnson Davidson County
Batch# 207088 DEEDWARR
03/18/2019 02:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190318-0024529

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

JOHN BOLTON, as Trustee, Affiant

Subscribed and sworn to before me,
this 10th day of January, 2019.

Notary Public
My Commission Expires: 5-3-2021

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
John Bolton, as Trustee of the John Bolton Revocable Trust, and Courtney Carlisle Bolton, as Trustee of the Courtney Carlisle Bolton Revocable Trust 6418 Jocelyn Hollow Road Nashville, TN 37215	John Bolton, as Trustee of the John Bolton Revocable Trust, and Courtney Carlisle Bolton, as Trustee of the Courtney Carlisle Bolton Revocable Trust 6418 Jocelyn Hollow Road Nashville, TN 37215	115 15 0 082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **JOHN B. BOLTON and wife, COURTNEY C. BOLTON,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey a fifty percent (50%) undivided interest in and to certain real property located in Davidson County, Tennessee, being more particularly described below, unto **John Bolton, as Trustee of the JOHN BOLTON REVOCABLE TRUST under agreement dated January 10, 2019**, and a fifty percent (50%) undivided interest in such property unto **Courtney Carlisle Bolton, as Trustee of the COURTNEY CARLISLE BOLTON REVOCABLE TRUST under agreement dated January 10, 2019**, their respective successors and assigns (collectively, the "Grantee"):

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of West Meade Farms, Inc., Section "D", as of record in Book 1835, pages 40 and 41, Register's Office for said county.

Said Lot No. 82 fronts 201 feet on the northerly side of Jocelyn Hollow Road and runs back 414.5 feet on the easterly line and 420.4 feet on the westerly line, to a dead line, measuring 211.7 feet thereon, said dead line being a broken line.

Being the same property conveyed to John B. Bolton and wife, Courtney C. Bolton, by Warranty Deed dated June 30, 2016 from Rochford Realty and Construction Company, Inc., a Tennessee corporation, of record as Instrument No. 20160701-0067765, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The Deed of Trust of record as Instrument Number 20160701-0067766, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated June 30, 2016 from John Bolton and Courtney Bolton aka John B. Bolton and Courtney C. Bolton to Branch Banking and Trust Company, in the original principal amount of One Million Three Hundred Sixty Four Thousand ($1,364,000.00) Dollars.

2. Current property taxes which have been prorated between the parties and assumed by Grantees.

This is improved property known as 6418 Jocelyn Hollow Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

WITNESS my hand this 10th day of January, 2019.

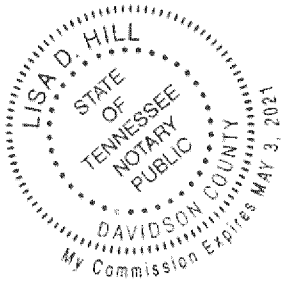
JOHN B. BOLTON

COURTNEY C. BOLTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN B. BOLTON and COURTNEY C. BOLTON**, 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 and official seal on this 10th day of January, 2019.



Notary Public

My Commission Expires: 5-3-2021

CERTIFICATE OF AUTHENTICITY

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

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

