WARRANTY DEED

Karen Johnson Davidson County
Batch# 215899 DEEDWARR
04/10/2019 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $748.14
20190410-0032530

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,200.00

Debbie A. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2019.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Byers Harrison	InterLinc Mortgage Services, LLC	07512006100
(NAME)	(NAME)	
713 Netherlands Drive	10613 W Sam Houston Pkwy N, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Houston, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we Doris L. Boshaw, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Adam Byers Harrison, an unmarried man, hereinafter called the GRANTEE(S), his/her/their 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 62 on the Plan of Section Three, Meadows of Tulip Grove, of record in Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Doris L. Boshaw by Warranty Deed from Mildrid Hauge, unmarried, dated August 02, 2011 and recorded August 04, 2011 of record in Instrument No. 20110804-0059963, Register's Office for Davidson County,

Doris L. Boshaw and Dee Boshaw is one and the same person.

Subject to all matters shown on the plat of record in Book 6900, Page 262 and Covenants, conditions, restrictions and easements, if any, recorded as Book 9762, Page 248, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 713 Netherlands Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th 29th day of March, 2019.

Doris L. Boshaw

Doris L. Boshaw

State of Oregon
County of Lane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris L. Boshaw, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th 29th day of March, 2019.

Natasha Russell

Notary Public:
My Commission Expires: 05/31/2022

OFFICIAL STAMP
NATASHA RUSSELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 975200
MY COMMISSION EXPIRES MAY 31, 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County