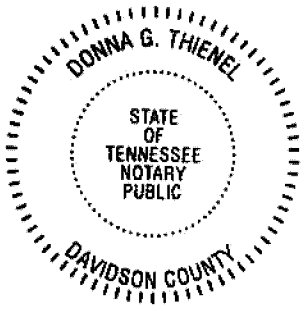
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: July 8, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 3200 West End Ave, #500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
William Imboden	United Wholesale Mortgage	018 16 0 137.00
(NAME)	(NAME)	Karen Johnson Davidson County
337 Moncrief Avenue	585 South Blvd E	Batch# 217057 DEEDWARR
(ADDRESS)	(ADDRESS)	04/12/2019 11:18:30 AM 3 pgs
Goodlettsville, TN 37072	Pontiac, MI 48341-3163	Fees: $18.00 Taxes: $788.10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190412-0033618

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bernadette M. Boderek, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Imboden, a single man**, 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 the 10th Civil District of Davidson County, Tennessee, being Lots Numbers 33, 34 and 35 on the Revised Map of Moncrief's Subdivision of the Northerly part of the Allen Mathes Land, Goodlettsville, Tennessee, not of record and described according to a survey by John Kohl & Company, March 18, 1983 as follows:

Beginning on the northerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Van B. Wood and wife, Etta Wood by deed from WC Moncrief & Company of record in Book 1179 at page 130, Register's Office for said County; thence with the northerly margin of said Avenue, eastwardly 85 feet to a point; thence with the west line of the Mandrell property of record in Book 5016 at page 108, said Register's Office; thence northwardly 297 feet; thence eastwardly 85 feet with the Mandrell's northerly boundary; thence northward 58.5 feet to a point; thence northerly 75 degrees West 179.95 feet to the eastern terminus of a 30 feet unnamed avenue; thence with same, southwardly 30 feet to the northwest corner of said Wood Property, continuing in the same direction 382 feet to the beginning.

Being the same property conveyed to Bernadette M. Boderek, unmarried by Warranty Deed from Timothy Lanius and wife Jessica Lanius dated November 22, 2004 and recorded November 30, 2004 as Instrument No. 20041130-0142508, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 337 Moncrief Avenue, Goodlettsville, TN 37072

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 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 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.

Witness our hands this 11th day of April, 2019

Bernadette M Boderek

Bernadette M. Boderek

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Bernadette M. Boderek, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2019.

Notary Public

My Commission Expires:

(SEAL) 10/7/2019

BARBARA LUCCHESI CUCKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BARBARA LUCCHESI CUCKLER DAVIDSON COUNTY

File Number: BEL-1902560FC

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019