WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $263,000.00.

Affiant

Subscribed and sworn to before me on May ____, 2019.

NOTARY PUBLIC
My Commission Expires:

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ... EXPIRES SEPTEMBER 6, 2022

File #2019-119

Karen Johnson
Batch# 227665
05/09/2019 08:38:40 AM
Fees: $13.00 Taxes: $973.10

Davidson County
DEEDWARR
2 pgs

20190509-0043367

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Katelyn Bennett 5148 Village Trace, Nashville, TN 37211	NEW OWNER	161-10-0-A- 171.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ERIN P. BOONE AND TRAVIS C. BOONE, WIFE AND HUSBAND**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **KATELYN BENNETT, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 170, on the Plan of Phase Two, Villages of Brentwood, of record in Plat Book 6250, page 169, said Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Erin P. Boone and Travis C. Boone, wife and husband, by deed from Joseph John Barranco, married, of record in Instrument No. 20150107-0001620, dated January 5, 2015, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5148 Village Trace, Nashville, TN 37211.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on May 8, 2019.

Grantor:

Erin P. Boone

Grantor:

Travis C. Boone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ERIN P. BOONE AND TRAVIS C. BOONE**, the within named bargainor, 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, at office, this 8th day of May, 2019.

Notary Public

My commission expires: My Commission Expires February 26, 2023

