PREPARED BY:
Sidwell & Barrett
121 First Avenue #200
Franklin, TN 37064

WARRANTY DEED

Karen Johnson Davidson County
Batch# 237490 **DEEDWARR**
06/03/2019 08:46:28 AM 2 pgs
Fees: $13.00 Taxes: $1,083.73

20190603-0052211

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2019.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Bosi	James Bosi	095-12-0-092.00
(NAME)	(NAME)	
2547 Lakeland Drive	2547 Lakeland Drive	
Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, we Mark Bolen and Skye K. McIntyre-Bolen, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto James Bosi and Lucie Bosi, husband and wife, hereinafter called the GRANTEE(S), 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 No. 43, on the Plan of LAKELAND, of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark H. Bolen, unmarried and Skye K. McIntyre, unmarried, with full rights of survivorship by Warranty Deed dated 08/19/2016 from Martha J. Nicholson, unmarried of record in Instrument 201608230088028, Register's Office for Davidson County, Tennessee.

The said Skye K. McIntyre having since married and is now known as Skye K. McIntyre-Bolen.

Subject to: All matters as set forth per Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee.

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 ☒ 2547 Lakeland Drive, Nashville, TN 37214
(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

File No.: 424607
Warranty Deed TN

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

R-BR-19-2547

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 29 day of May, 2019.

Mark Bolen

Skye K. McIntyre-Bolen

State of ~~Tennessee~~ New Hampshire
County of ~~Wilson~~ Rockingham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Bolen and Skye K. McIntyre-Bolen, 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 they executed the within instrument for the purposes therein contained.

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

Notary Public:
My Commission Expires: 4/19/2022

BARBARA HARRIS
JUSTICE OF THE PEACE
MY COMMISSIONS EXPIRE APR. 19, 2022
NOTARY PUBLIC
NEW HAMPSHIRE

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