Karen Johnson Davidson County
Batch# 329993 DEEDWARR
12/16/2019 10:16:16 AM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20191216-0129289

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 120 Longwater Drive Suite 106 Norwell, MA 02061 819527 422425-00223 Kayla Bocchino	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $ 339,000.00 Affiant Subscribed and sworn to before me, this the 13th day of December, 2019 Notary Public My commission expires: 12/1/2020 (Affix Seal)

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Roger Rust, II 733 Wolfeboro Lane Nashville TN 37221	NAME: Quicken Loans INC 1050 Woodward Ave
STREET ADDRESS:	STREET ADDRESS: Detroit, MI 48226
MAP & PARCEL NO.: 141-05-0A-094.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark A. Boring and Kellye C. Kirkbride, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Roger Rust, II, a married man

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Attached Exhibit A

This is improved property known as: 733 Wolfeboro Lane, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 8 day of June, 2019.

X Mark A. Boring
Mark A. Boring

X Kellye C. Kirkbride
Kellye C. Kirkbride

State of Tennessee } ss
County of Davis

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mark A. Boring, Married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8th day of June, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public
My commission expires 03/16/2022

BRIAN HARLIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kellye C. Kirkbride, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8th day of June, 2019.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

Notary Public
My commission expires 03/16/2022

BRIAN HARLIN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Final Plat of Avondale Park, Phase 1, Section 3 of record in Plat at Instrument No. 20090318-0024198, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark A. Boring, unmarried and Kellye C. Kirkbride, unmarried, Tenants in Common with Rights of Survivorship by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20100413-0027786 Register's Office for Davidson County, Tennessee, dated April 12, 2010 and recorded on April 13, 2010. (Value of consideration shown in aforementioned deed $213,970.00.) Being also known as 733 Wolfeboro Lane Nashville, Tennessee 37221.