# BOX 10-A

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912919

**RETURN TO:**
**PREMIER ESCROW, LLC**
**4301 HILLSBORO PIKE, STE 300**
**NASHVILLE, TN 37215**

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 342053 DEEDWARR
01/13/2020 09:08:34 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20200113-0004062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Stephanie Davis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of January, 2020.

NOTARY PUBLIC

My commission expires: 8-1-22

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nicholas Shane Bosley and Celeste Frances Bosley<br>904 McGuire Court<br>Brentwood, TN 37027 | Nicholas Shane Bosley and Celeste Frances Bosley<br>904 McGuire Court<br>Brentwood, TN 37027 | 160-16-0-A-009.00 CO |

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Five Thousand and 00/100 Dollars ($475,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHANIE DAVIS AND HUSBAND, WILLIAM SCOTT DAVIS,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **NICHOLAS SHANE BOSLEY AND CELESTE FRANCES BOSLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One Montgomery Place, of record in Book 7900, Page 708, as corrected by Surveyor's Certificate of Correction in Book 9380, Page 139, 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 Stephanie Davis and husband, William Scott Davis by Warranty Deed from William S. Lackey and Kaysie A. Lackey (formerly known as Kaysie A. Rogers), dated 2/10/09 and recorded 2/18/09 in Instrument No. 20090218-0013770, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 904 McGuire Court, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of January, 2020.

**STEPHANIE DAVIS**

**WILLIAM SCOTT DAVIS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Stephanie Davis and husband, William Scott Davis, 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 and seal, this the 10th day of January, 2020.

Notary Public

HUNTLY GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Printed Notary Name

My commission expires: 8-1-22