Karen Johnson Davidson County
Batch# 362730 DEEDWARR
02/25/2020 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $636.40
20200225-0020622

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $172,000.00. Julie Bailey Affiant Subscribed and sworn to before me, this the 21st day of February, 2020. Carmen Coats Notary Public My commission expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marguerite L. Braun	First Bank	073-07-0-180.00
2202 C Cabin Hill Road	318 Seaboard Lane Ste 205	
Nashville, TN 37214	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN W. BOSTIC, UNMARRIED, AND SARTESSER M. BOSTIC, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGUERITE L. BRAUN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: MB

Land in Davidson County, Tennessee, being Lot No. 46-A on the Plan of Zone Lot Division Lots 44, 45, 46, 47, 48, 49, 50, 51, 52 and 53, Section Three, Cabin Hill Subd. of record in Plat Book 5200, Page 713, 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 John W. Bostic by Warranty deed from Two Rivers Duplexes, a Joint Venture of record in Instrument No. 20050512-0053934 Register's Office for Davidson County, Tennessee, dated May 11, 2005 and recorded on May 12, 2005.

Being the same property conveyed to Sartesser M. Bostic by Quitclaim deed from John W. Bostic, reserving a life estate of record in Instrument No. 20120420-0033935 Register's Office for Davidson County, Tennessee, dated April 10, 2012 and recorded on April 20, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2202 C Cabin Hill Road Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of February, 2020.

John W. Bostic

Sartesser M. Bostic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February, 2020, before me personally appeared John W. Bostic and Sartesser M. Bostic, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of February, 2020.

Notary Signature
My commission expires: 3-8-22

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Angie Lawless, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022