WARRANTY DEED

Karen Johnson Davidson County
Batch# 622351 DEEDWARR
04/26/2021 11:00:37 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210426-0055015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLAN POLK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan Boehm, and Rod Boehm and Marsha Boehm	Mortgage Investors Group	
(NAME) 2304 Barclay Drive	(NAME) 8320 East Walker Springs Lane, Ste. 200	083-11-0-125.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SUE K. SANDERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLAN G. BOEHM AND KELSIE DAWN JULIENNE PLANTE, MARRIED AND MARSHA R. BOEHM AND ROD A. BOEHM, MARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 109 on the Map of Eastland Acres Subdivision, Section I, as of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 75 feet on the Southerly margin of Barclay Drive and extends back between lines 272.4 feet on the Westerly line 259.2 feet on the Easterly line to a broken line in the rear measuring 79.1 feet thereon.

Being the same property conveyed to Sue K. Sanders by Warranty deed from Tommy C. Brown, and wife, Dorothy Lee Brown of record in Book 4402, page 726, Register's Office for Davidson County, Tennessee, dated March 10, 1970.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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

BOX 10-A

This is improved x property, known as 2304 Barclay Drive, Nashville, TN 37206 (unimproved _)
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 22nd day of April, 2021

Sue K. Sanders by Phillip W. Sanders

SUE K. SANDERS BY PHILLIP W. SANDERS, AS ATTORNEY IN FACT a atty-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of April, 2021, before me personally appeared Phillip W. Sanders, to me known to be the person who executed the foregoing instrument on behalf Sue K. Sanders and acknowledged that he executed the same as the free act and deed of Sue K. Sanders.

WITNESS my hand and seal this 22nd day of April, 2021.

Notary Public