WARRANTY DEED

Instr:200006080057177 Page: 1 OF 2
REC'D FOR REC 06/08/2000 9:41:08AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $218.30

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Jill Nelson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES:. 9/26/2000
(AFFIX SEAL)

PARK WAYNE BELL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill M. Nelson	Southeastern Mortgage of Tennessee	43-9-39
(NAME) 204 Wiley Street	(NAME) 115 29th Avenue South	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37212	
(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, Alvin E. Boyd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JILL M. NELSON AND SHANNON COLE, 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:

Being Lot No. 50 of Block "A" on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alvin E. Boyd by deed from Elvis W. Hunt and wife, Valerie M. Hunt of record in Book 11201, page 272, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 204 Wiley Street, Madison, TN 37115
(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/our hand(s) this 22nd day of May, 2000.

Alvin E. Boyd by Harold E. Boyd
Alvin E. Boyd,
by: Harold E. Boyd, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of May, 2000, before me personally appeared Harold E. Boyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alvin E. Boyd, and who acknowledged that he executed the same as the free act and deed of the said Alvin E. Boyd by virtue of that Power of Attorney, duly executed by the said Alvin E. Boyd and appearing of record in Instrument No. , of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office, this 22nd day of May, 2000.

My Commission Expires: 9/26/2000

Notary Public



File Number200005152
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027