WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 11/4/06 (AFFIX SEAL)

GAIL VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY My Commission Expires

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
037NO130

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Boyd	SunTrust Mortgage, Inc.	108-04-0-A-65
(NAME) 805 Ragsdale Ct.	(NAME) 901 Semmes Ave.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Richmond, VA 23224	
(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, Donna W. Upchurch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris L. Boyd, 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. 10 on the Plan of First Revision Villages of Larchwood, Phase II, Section II, as of record in Plat Book 9700, Page 627, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donna W. Upchurch by deed from Leon Sharber, Trustee as of record in Book 11323, Page 837, Register's Office for Davidson County, Tennessee, executed on 01/29/99 and filed on 02/03/99.

Davidson County DEEDWARR
Recvd: 04/08/03 07:51 2pgs
Fees:13.00 Taxes:488.40
20030408-0046098

unimproved ☐

This is improved ☒ property, known as 805 Ragsdale Ct., Nashville, TN 37214

(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.

Donna W. Upchurch

STATE of
COUNTY of

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donna W. Upchurch, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31ST day of March, 2003

My Commission Expire: 7-29-06

Notary Public

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

File Number: 12303094

RETURN TO:
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761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027