Davidson County DEEDWARR
Recvd: 01/12/05 10:51 2 pgs
Fees:13.00 Taxes:229.40

20050112-0004438

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Larry D. Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2005.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Larrick Properties, Inc.	Larrick Properties, Inc.	133-11
306 East Elysian Fields Road	409 Chessington Court	GROUP
Nashville, Tennessee 37211	Nashville, Tennessee 37221	PARCEL 92

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Two Thousand Dollars and Zero Cents ($62,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Belinda Jean Boyd and Richard Gary Boyd, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larrick Properties, Inc., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 72 on the Plan of the Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Clyde W. Boyd and wife, Myrtle Hatcher Boyd, by deed from Randall Phillips Builders, Inc., of record in Book 3826, page 288, Register's Office for Davidson County, Tennessee; the said Myrtle Hatcher Boyd (aka Ida Myrtle "Pat" Boyd) who died on August 1, 2003, having predeceased Clyde W. Boyd and the Last Will and Testament of Clyde W. Boyd of record in Will Book Vol. 5719/1688650, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Belinda Jean Boyd and Richard Gary Boyd.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto, to all matters shown on the plan of record and the property taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 306 East Elysian Fields Road, Nashville, TN 37211

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, its successors and assigns forever; and we do covenant with the said Grantee 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 Grantee, its successors 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 our hands this 10th day of January, 2005.

Belinda Jean Boyd

Richard Gary Boyd

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Belinda Jean Boyd and Richard Gary Boyd, the bargainors, 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 official seal at Nashville, Tennessee this 10th day of January, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts, Notary Public