WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/05 10:09 2 pgs
Fees:13.00 Taxes:434.75

20050825-0101525

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 01/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0567

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Crytzer	Access National Mortgage	072-04-0-343.00
(NAME)	(NAME)	
2714 Bobby Avenue	1800 Robert Fulton Drive, Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Reston, VA 20191	
(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, Aaron Boyd and wife, Joy Rice, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christy Crytzer, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of "Happy Valley", Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

Beginning on the Southerly margin of Bobby Avenue at a point 175 feet East of the Easterly margin of Cooper Lane, being the corner of Lots Nos. 39 and 40: thence with the line between said two lots, southwardly 140 feet: thence Eastwardly 75 feet to the corner of Lot Nos. 40 and 41; thence with the line between said two lots, northwardly 140 feet to the southerly margin of Bobby Avenue; thence with said Avenue westwardly 75 feet to the beginning.

Being the same property conveyed to Aaron Boyd by Warranty Deed from J. Damien Huggins, unmarried, dated February 7, 2005, of record in Instrument No. 20050307-0224523, Register's Office for Davidson County, Tennessee. Joy Rice joins in this instrument to convey any and all marital rights she may have in the subject property.

Betsy Moran executes this instrument on behalf of Aaron Boyd pursuant to a Power of Attorney recorded in Instrument Number ~~_____~~ 20050825-0101524, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2714 Bobby Avenue, Nashville, TN 37216
(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 August, 2005.

Aaron Boyd
Aaron Boyd by Betsy Moran, Attorney in Fact
BY: Betsy Moran, Attorney in Fact

Joy Rice

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within namedJoy Rice the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of August, 2005.

Commission expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Betsy Moran, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf ofAaron Boyd, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Aaron Boyd. Witness my hand and Notarial Seal this 22nd day of August, 2005.

Notary Public

My Commission Expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027