WARRANTY DEED

File Number: 60024

Davidson County DEEDWARR
Recvd: 03/06/06 10:10 2 pgs
Fees:13.00 Taxes:349.26

20060306-0025432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,395.00

Terry L Gooch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: May 23, 2009
(AFFIX SEAL)

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2100 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanika M. Arms	Tanika M. Arms	050-140-21.00
(NAME) 3216 Healy Drive	(NAME) 3216 Healy Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, Myron J. Boyd, and wife Beverly D. Boyd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanika M. Arms and Terry L. Gooch, both unmarried, as tenants in common with rights of survivorship 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. 702, Section 4, on the Plan of Parkwood Estates, of record I Plat Book 3300, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Myron J. Boyd, and wife Beverly D. Boyd by deed from Secretary of Housing & Urban Development, dated August 20, 1999 of record in Book 11633, Page 242, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3216 Healy Drive, Nashville, TN 37207

(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 our hands this 28th day of February, 2006.

Myron J. Boyd
Myron J. Boyd

Beverly D. Boyd
Beverly D. Boyd
By: Myron J. Boyd, Attorney in Fact
Myron J. Boyd, Attorney in Fact

STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2006.

RACHEL L BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires:

MY COMMISSION EXPIRES: May 23, 2009

Rachel Bell Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myron J Boyd with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Beverly D. Boyd as her Attorney in Fact as the free act and deed of the within named Beverly D.Boyd..

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2006

RACHEL L BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires:_____

MY COMMISSION EXPIRES: May 23, 2009