File No. 261000384

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/22/06 15:19 2 pg
Fees:13.00 Taxes:521.70
20061222-0158612

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin F. Venson	CTX Mortgage Company, LLC	Map 148, Group 7, Parcel 126.00
(NAME) 104 Cherokee Place	(NAME) 801 - 94th Avenue North	
(ADDRESS) Antioch, TN 37013	(ADDRESS) St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Hughston Hunt Boyd and wife, Teresa A. Boyd**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alvin F.Venson**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1002 on the Plan of Cherokee Hills, Section Eight, as shown by plat of record in Plat Book 4300, Page 106, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hughston Hunt Boyd and wife, Vicky R. Boyd by deed from Theodore H. Pailet, Trustee dated March 9, 1972 and filed for record in Deed Book 4583, page 324, Register's Office for said County.

Being the same property conveyed to Hughston Hunt Boyd by Quitclaim Deed from Vicky R. Boyd, now known as Vickie R. Tafoya of record in Instrument No. 20061222.0158611 Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 104 Cherokee Place, Antioch, TN 37013
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), HIS 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 hands this 23rd day of October, 2006.

Hughston Hunt Boyd

Hughston Hunt Boyd

Teresa A Boyd

Teresa A. Boyd

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Hughston Hunt Boyd and wife, Teresa A. Boyd the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of October, 2006.

Commission expires:

11-22-09

Notary Public

File Number: 261000384

RETURN TO:

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167