Consumer Trust

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/07 10:57 2 pgs
Fees:13.00 Taxes:339.29

20070808-0094822

STATE OF ~~TENNESSEE~~ Alaska
COUNTY OF ~~DAVIDSON~~ Anchorage
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires ~~December 13, 2010~~
(AFFIX SEAL)

VICTORIA DUTTON NOTARY PUBLIC STATE OF ALASKA

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda K. Boyd (NAME)	New Owner (NAME)	
210 Old Hickory Blvd #34 (ADDRESS)	(ADDRESS)	Map 142-4-O-A
Nashville TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 34-CO

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, **KERNEY PEART**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **AMANDA K. 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:

Land in Davidson County, Tennessee, being Unit No. 34 in a Horizontal Property Regime located on the Plat of Belle Forest, as of record in Book 5200, page 167, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kerney Peart, unmarried, by deed from Anthony Folk, unmarried, dated 09/02/05, of record in Instrument No. 20050902-0105502, Said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ■ property, known as 210 Old Hickory Blvd. #34, Nashville, TN 37221

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 24 day of July, 2007.

Kerney Peart

STATE OF ALASKA
COUNTY OF Anchorage

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

Witness my hand and official seal at Anchorage, Alaska on this 24th day of July, 2007.

Commission expires:
My Commission Expires
December 13, 2010

Notary Public

VICTORIA DUTTON
NOTARY PUBLIC
STATE OF ALASKA