File No. 280500647

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/08 11:10 2 pg
Fees:13.00 Taxes:407.00
20080611-0060146

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 6/10/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary P. Boyce	Zachary P. Boyce	052-01-0-145.00
(NAME)	(NAME)	
513 Forest Park Rd.	513 Forest Park Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, I, Joey E. Warren, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Zachary P. Boyce, 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:

Part of Tract Number 8, on the plan of Forest Park Subdivision, as shown on plat of record in Book 843, Page 45, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the east margin of Forest Park Road, at the southwest corner of Tract Number 8 on said plan; thence South 86 degrees East 200 feet; thence north parallel with Forest Park Road 50 feet; thence North 86 degrees West 200 feet to the east margin of said road; thence south with said road, 50 feet to the beginning.

Being the same property conveyed to Joey E. Warren by Deed from Regions Bank of record at Instrument No. 20070618-0072532, Register's Office for Davidson County, Tennessee, dated June 14, 2007.

CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2008, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 843, Page 45, Register's Office of 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 513 Forest Park Rd., Madison, TN 37115
(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 30th day of May, 2008.

Joey E. Warren

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand at office this 30th day of May, 2008.

Commission expires:

10/10/09

Notary Public

File Number: 280500647

RETURN TO:

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064

DONALD R. BARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY