WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 2008060004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2008

Notary Public

MY COMMISSION EXPIRES: 11-22-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilson Boyd	Countrywide Bank	094-02-0 178.00
(NAME) 1901 Eastside Avenue	(NAME) ~~3001~~ 3011 Armory Dr., Ste. 120	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37204	
(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, I/WE, May P. Bartlett* and Mike Bartlett,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilson Boyd, unmarried, 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: *married **married

Land in Davidson County, Tennessee, being the southerly 100 feet of Lot No. 114, on the Plan of United Electric Railway Addition to East Nashville, of record in Book 161, Page 8, Register's Office for said County.

Said Lot No. 114 fronts 50 feet on the north side of Eastside Avenue, formerly Ashworth Avenue and runs back between parallel lines along the easterly side of South Nineteenth Street, 100 feet to a dead line in the rear which measures 50 feet.

Being the same property conveyed to May P. Bartlett and Mike Bartlett by Warranty Deed from Natalie Langlinais and husband, P.B. Langlinais dated December 30, 2005 and recorded in Instrument Number 20060105-0001413 and re-recorded in Instrument Number 20060502-0050425, Register's Office for Davidson County, Tennessee.

James Leinhart joins in the execution of this instrument to convey any/all interest he may have in subject property by virtue of his marriage to May P. Bartlett.

Meg Bartlett joins in the execution of this instrument to convey any/all interest she may have in subject property by virtue of her marriage to Mike Bartlett.

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 1901 Eastside Avenue, Nashville, TN 37206
(House Number) (Street) (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.

Davidson County DEEDWARR
Recvd: 06/20/08 12:05 2 pg
Fees:13.00 Taxes:554.63
20080620-0063645

Witness my/our hand(s) this 20th day of June, 2008.

May P Bartlett by Katie Livingston, Attorney-in-Fact
May P. Bartlett
by Katie Livingston, Attorney in Fact

James Leinhart by Katie Livingston, Attorney-in-fact
James Leinhart
by Katie Livingston, Attorney in Fact

Mike Bartlett, by Katie Livingston, Attorney-in-Fact
Mike Bartlett
by Katie Livingston, Attorney in Fact

Meg Bartlett, by Katie Livingston, Attorney-in-Fact
Meg Bartlett
by Katie Livingston, 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, **Katie Livingston,** Attorney in Fact for **May P. Bartlett and James Leinhart**, 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 on behalf of **May P. Bartlett and James Leinhart** for the purposes therein contained pursuant to Power of Attorney recorded in Instrument Number 20080620 0063643, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 20th day of June, 2008.

Notary Public

Commission Expires: 01/24/2009

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

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katie Livingston,** Attorney in Fact for **Mike Bartlett and Meg Bartlett**, 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 on behalf of **Mike Bartlett and Meg Bartlett** for the purposes therein contained pursuant to Power of Attorney recorded in Instrument Number 20080620 0063644, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 20th day of June, 2008.

Notary Public

Commission Expires: 01/24/2009

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

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206