BILL GARRETT, Davidson County
Trans:T20090059297 DEEDWARR
Recvd: 08/31/09 08:39 2 pgs
Fees:13.00 Taxes:307.10

20090831-0081218

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $83,000.00

Patricia Green
Affiant

Subscribed and sworn to before me, this 28th day of August, 2009.

A. Scott Hubbard
Notary Public

My commission expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Liz Hernandez	**New Owner**	**Map/Parcel 164-16-0-A-123.00CO**
1909 Peaceful Brook Drive		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

David L. Boyd, Jr. and wife, Lorena Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Liz Hernandez

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. 38 on the Plan of Section Five, Meadow Woods, of record in Instrument No. 20010605-0058130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to David L. Boyd, Jr. and wife, Lorena Boyd, by Warranty Deed, from Jerry Butler Builders, LLC, of record in Instrument No. 20020129-0012641, Dated January 23, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20010605-0058130, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20010830-0094506 and Instrument No. 20010911-0098356, Register's Office for DAVIDSON County, Tennessee.
Option for Sale and Purchase of record in Instrument No. 20090413-0033060, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11387, page 931, Register's Office for DAVIDSON County, Tennessee.
Easements of record in Book 4706, page 288, Book 4457, page 350, Book 6938, page 738, Book 437, page 38 and Book 4706, page 227, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 1909 Peaceful Brook Drive, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 28th day of August, 2009.

David L. Boyd, Jr.

Lorena Boyd

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, a Notary Public of said County and State, David L. Boyd, Jr. and Lorena Boyd , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2009.

Maria Alfaro
Notary Public

My Commission Expires: 05/06/2013

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File #: **09879-SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027