RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090065826 DEEDWARR
Recvd: 09/28/09 11:45 2 pgs
Fees:13.00 Taxes:680.80
20090928-0089758

ADDRESS NEW OWNER:
Judy G. Ford

3740 Springwater Drive
Nashville, TN 37221

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
401 Commerce Street #6100
Nashville, TN 37219

MAP & PARCEL NOS.:
141-06-0 C 75 CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **David J. Boyd and Sandra J. Boyd, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Judy G. Ford, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Final
Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Riverbridge Community, Phase 1B* of record in Instrument No. 20030709-0094605 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
*a Planned Unit Development

Being the same property conveyed to David J. Boyd and wife, Sandra J. Boyd, from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, by Warranty Deed recorded on April 7, 2004, in Instrument No. 20040407-0039698, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3740 Springwater Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by Grantor; (2) All matters appearing on the Plan of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee; (3) Restrictive Covenants of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, and Instrument No. 20030806-0111893, said Register's Office; (4) By-Laws in Instrument No. 20030218-0020999, said Register's Office; (5) Charter for the Homeowners Association in Instrument No. 20030218-0020998, said Register's Office.**

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $184,000.00.

Affiant

Subscribed and sworn before me this 25th day of September, 2009.

My Commission Expires: 5-6-2013

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **September, 2009**.

David J. Boyd

Sandra J. Boyd

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **David J. Boyd and Sandra J. Boyd, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **25th** day of **September, 2009.**

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

Notary Public
My Commission Expires: 5-6-2013

File No. 0907-250