WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090069368 DEEDWARR
Recvd: 10/12/09 09:03 2 pgs
Fees:13.00 Taxes:222.00
20091012-0094484

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Sandy Balent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2009.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY: Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William E. Boyd	William E. Boyd	07115030200
(NAME)	(NAME)	
1117 Biltmore Drive	1117 Biltomore Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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, WE, Jean Hayes, Jackie McCarty, and Jerry Hannah, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. 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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Being Lot No. 112 on the map of Sharpe and Horn's Second Subdivision, of record in Book 161, Page 53, Register's Office for said County.

Said Lot No. 112 fronts 50 feet on the easterly side of Joseph Street or Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed by Deed to Margaret Hopkins from Carlis J. Hopkins and wife, Margaret Hopkins of record in Book 2493, Page 39. The said Margaret Hopkins having since died. Further being the same property devised to Mildred J. Hannah by the Last Will and Testament of Margaret L. Hopkins. The said Mildred J. Hannah having since died. Further being the same property devised to Jean Hayes, Jackie McCarty and Jerry Hannah by the Last Will and Testament of Mildred J. Hannah. Further being the same property conveyed by Quitclaim Deed on July 24, 2009 to Jean Hayes, Jerry Hannah and Jackie McCarty, one-third interests each from Jean Hayes, Executrix of the Estate of Mildred J. Hannah and Jean Hayes, Jerry Hannah and Jackie McCarty, one-third interest each of record in Instrument No. 20090819-0078220, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF SHARPE AND HORN'S SECOND SUBDIVISION OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES IF ANY, AS MAY BE SET FORTH THEREON.

unimproved ☐

This is improved ☑ property, known as 1221 Joseph Ave., Nashville, TN 37207
(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 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 9th day of October, 2009.

Jean Hayes

Jackie McCarty

Jerry Hannah

STATE OF TENNESSEE

COUNTY OF Davidson

On this 9th day of October, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jean Hayes, Jackie McCarty, and Jerry Hannah**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that ~~he~~ they executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-20-10

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY