WARRANTY DEED

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Boyd	new owner	103-06-0-071
(NAME)	(NAME)	
5515 Meadowcrest Lane		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	,	
(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, Margie Jean Wilkerson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. Boyd, an unmarried man and Elizabeth C. Henning, an unmarried woman, 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(s) 6, as shown on the map entitled Section One Richland Meadows, of record as Plat Book 2083, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 6 fronts 50 feet on the westerly side of Meadow Crest Road and extends back 196.3 feet on the northerly line and 273 feet on the southeasterly line to a dead line in the rear on which it measures 132 feet.

Being the same property conveyed to MARGIE J. WILKERSON, by deed from THOMAS C. ARNOLD and wife, SHIRLEY L. ARNOLD, of record as Book 3460, page 137, dated October 29, 1962, said Register's Office. Being further conveyed to The Margie Jean Wilkerson Revocable Living Trust by quit claim deed of record as Instrument No. 20000810-0079355, and still further conveyed to Margie Jean Wilkerson by quit claim deed of record as Instrument No. 20090501-0039746, dated April 23, 2009, said Register's Office.

This conveyance is subject to: 2009 property taxes which are due and payable, but not yet delinquent; all matters appearing on the map entitled One Richland Meadows, of record as Plat Book 2083, page 40, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5515 Meadowcrest Lane, Nashville, TN 37209
(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 10th day of December, 2009.

Margie Jean Wilkerson
Margie Jean Wilkerson

BILL GARRETT, Davidson County
Trans:T20090084107 DEEDWARR
Recvd: 12/14/09 13:49 2 pgs
Fees:13.00 Taxes:632.70
20091214-0113802

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margie Jean Wilkerson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN, this 10th day of December 2009.

Notary Public

My Commission Expires: 3/20/10

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN