Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0621

BILL GARRETT, Davidson County
Trans:T20100066224 DEEDWARR
Recvd: 10/19/10 13:42 2 pgs
Fees:13.00 Taxes:461.02
20101019-0083685

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 124,600.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of October, 2010.

Notary Public
Commission Expires:

JOSHUA A. TERRY NOTARY PUBLIC AT LARGE My Comm. Expires Feb. 20, 2012 WILLIAMSON COUNTY, TENN.

ADDRESS OF NEW OWNER:
Deaundra Boyd
2950 Baby Ruth Lane #17
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
163-11-0E-017.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Miyoka Jones, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deaundra 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:

Land in Davidson County, Tennessee, being Unit 17, on the Plan of Timber Trace Townhouses, Second Revison, of record in Instrument No. 20020514-0059199, and as described in Master Deed & By-Laws of record in Instrument Numbers 20001122-0115447; 20010314-0024381; 20010329-0030062; and 20020517006076l, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Miyoka Jones, unmarried, by Warranty Deed, from Betty J. Rheeling, an unmarried woman, of record in Instrument # 20070628-0077216, Register's Office for Davidson County, Tennessee, dated April 24,2007 and recorded June 28, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2950 Baby Ruth Lane #17 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, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12 day of October, 2010

Miyoka Jones

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Miyoka Jones, 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of October, 2010.

Notary Public

Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.