WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110024658 DEEDWARR
Recvd: 04/27/11 11:05 2 pgs
Fees:13.00 Taxes:401.45
20110427-0032156

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-2-2013
(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Main Street Title, Inc., 106 Public Square #101, Centerville, TN 37033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Boyd	**Jennifer L. Boyd**	**052130B11300CO**
(NAME)	(NAME)	
2344 Benay Road	**2344 Benay Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37214**	
(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,

Mark Taneski and Gerald Mayberry, both unmarried

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

Jennifer L. Boyd and Nicholas J. Boyd wife and husband

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 No. 151 on the plan of First Revision, Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section 1, of record in Plat Book 9700, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to MARK TANESKI AND GERALD MAYBERRY by Deed from FAYEZ FANOUS AND WIFE, BARBARA CHORODYNSKA, dated 04/26/2005 and filed for record on 05/12/2005 in Instrument 200505120053670, Register's Office for DAVIDSON County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2344 Benay Road, Nashville, TN 37214**
(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 **21st** day of **April, 2011.**

Mark Taneski

Gerald Mayberry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Mark Taneski** the within named Seller(s) with whom I am personally acquainted (or 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, at office, this **April 21, 2011**

Notary Public My commission expires: 5/20/14

ED TIGNUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY