WARRANTY DEED

P-ER-11-0125

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10·16·11

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Kathy Boyd~~ Kathy S. Boyd	New owner	
125 Villa View Ct.	(NAME)	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		171020A02300CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARTHA ANN ERICKSON F/K/A MARTHA ANN WHITNEY AND SPOUSE, ROBERT ERICKSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHY BOYD , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 as shown on the Condominium Site Plan of Brentwood Villa, Phase 1, of record in Plat Book 6900, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

This conveyance is subject to A) 2011 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6900, page 4, Book 6900, page 5, Book 6923, page 943, Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 567, Book 7423, page 574, Book 8074, page 564, Book 5155, page 164, Book 6385, page 814 and Instrument No. 20030707-0093162, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MARTHA ANN WHITNEY by Deed from ERNEST WINGO AND WIFE, ANDREA WINGO, dated 06/15/1998 and filed for record on 06/22/1998 in Book 10986, Page 784, Register's Office for DAVIDSON County, Tennessee.

Martha Ann Whitney is now known as Martha Ann Erickson.

Robert Erickson, husband of Martha Ann Erickson, joins in this conveyance for the expressed purpose of conveying any marital interest which he may have in said property.

unimproved ( )
This is improved (X) property, known as 125 VILLA VIEW COURT, BRENTWOOD, Tennessee 37027-0391
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110042561 DEEDWARR
Recvd: 07/14/11 15:01 2 pgs
Fees:13.00 Taxes:662.30
20110714-0054051

Witness my/our hand(s) this 5th day of July, 2011.

Martha Ann Erickson f/k/a Martha Ann Whitney

Robert Erickson

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 5th day of July, 2011, before me personally appeared Martha Ann Erickson f/k/a Martha Ann Whitney and spouse, Robert Erickson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of July, 2011.

Notary Public

My Commission Expires: 3-17-14

(SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959