WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110063598 DEEDWARR
Recvd: 10/12/11 09:23 2 pgs
Fees:13.00 Taxes:370.00

20111012-0079151

Rebecca A. Pohoda Notary Public State of Tennessee Rutherford County

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Joe Stanley Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: June 03, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Birchfield Title, LLC, 1535 W. Northfield Blvd, Ste 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Stanley Gray	Joe Stanley Gray	14803006400
(NAME)	(NAME)	
112 Cherokee Hills Drive	112 Cherokee Hills Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James H. Boyd aka James Hollis Boyd, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joe Stanley Gray and wife, Helen L. Gray**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 406, on the plan of Cherokee Hills, Section Four, of record in Plat Book 3500, Page 113, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to James H. Boyd and wife, Dorothy H. Boyd by Deed from Banner Construction Company, dated 09/14/1965 and filed for record on 09/16/1965 in Book 3935, Page 907, Register's Office for Davidson County, Tennessee. The said Dorothy H. Boyd having since passed away on March 23, 2010, leaving her interest in subject property to James H. Boyd by right of survivorship.

James H. Boyd and James Hollis Boyd are one in the same person.

This conveyance is subject to the following:
All matters as set forth per Plat Book 3500, Page 113; Restrictions of record in Book 3805, Page 776, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 112 Cherokee Hills Drive, Antioch, TN 37013
(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/or 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/or 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 my hand this 10th day of October, 2011.

James H. Boyd aka James Hollis Boyd

State of Tennessee
County of Rutherford

Personally appeared before me James H. Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of October, 2011.

Notary Public Rebecca Dohoda
My Commission Expires: June 03, 2012

Rebecca A. Dohoda
State of Tennessee
Notary Public
Rutherford County

RETURN TO:
Birchfield Title, LLC
1535 W. Northfield Blvd, Ste 16
Murfreesboro, TN 37129