PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110063610 DEEDWARR
Recvd: 10/12/11 09:31 2 pgs
Fees:13.00 Taxes:314.50

20111012-0079163

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015

(AFFIX SEAL)

CONNIE L. TIMBS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa L. White	SunTrust Mortgage, Inc.	62-2-A-44.00 CO
(NAME)	(NAME)	
2638 Paddle Wheel Drive	401 Commerce St., Ste. 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	
(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/WE, **ERICA BOYD, A MARRIED WOMAN,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **MELISSA L. WHITE, AN UNMARRIED WOMAN,** 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 Lot 10-B, RIVER TRACE ESTATES, PHASE I, SECTION I, RESUBDIVISION OF LOTS 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A AND 12B, as shown on plat of record in Plat Book 6900, Page 324, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erica Boyd, a married woman by Warranty Deed from Patti Denise Bryant, unmarried, dated September 10, 2004, of record in Instrument Number 20040924-0115475, in the Register's Office of Davidson County, Tennessee.

Jermaine Boyd executes this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Erica Boyd.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2638 Paddle Wheel Drive, Nashville, TN 37214
(House Number) (Street) (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 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.

Witness my/our hand(s) this 6th day of October, 2011.

Erica Boyd

Jermaine Boyd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erica Boyd and Jermaine Boyd, the within named bargainor, 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, this the 6th day of October, 2011.

Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

(SEAL)

~~RETURN TO:~~

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171