WARRANTY DEED

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES November 7, 2011

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **October, 2011**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy W. Haywood	Real Estate Mortgage Network, Inc.	062020A20300CO
(NAME)	(NAME)	
2785 River Bend Drive	70 Grand Avenue Ste 109	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	River Edge, NJ, 07661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **David Franklin Boyt** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy W. Haywood**, a Single Man 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 Lot No. 211 on the Plan of the subdivision of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David Franklin Boyt, a single person, by Warranty Deed from US Bank National Association, Trustee, dated April 7, 2009 and filed of record on May 28, 2009 in Instrument Number 20090528-0048813, Register's Office of Davidson County, Tennessee.

Kay Boyt, spouse of David Franklin Boyt, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2785 River Bend Drive, Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20110066317 DEEDWARR
Recvd: 10/24/11 11:37 2 pgs
Fees:13.00 Taxes:444.00

20111024-0082439

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, has 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 **13th** day of **October, 2011**

David Franklin Boyt by Whitney Wilson Attorney In Fact

David Franklin Boyt by Whitney Wilson
Attorney in Fact

Kay Boyt by Whitney Wilson Attorney In Fact

Kay Boyt by Whitney Wilson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Whitney Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of David Franklin Boyt and Kay Boyt, and who acknowledged that she executed the same as the free act and deed of the said David Franklin Boyt and Kay Boyt, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office.
and Book **, Page _____, said Registers office.

Witness my hand and official seal, this **13th** day of **October, 2011**

* 20111024008243 8
** 20111024008243 7

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES November 7, 2011