Davidson County DEEDWARR Recvd: 11/01/11 10:20 3 pgs Fees:18.00 Taxes:680.80 **20111101-0084801**	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $184,000.00 Affiant Subscribed and sworn to before me, this 28th day of October, 2011. Notary Public My commission expires: 2/23/15

(Notary Stamp)

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan L. Kinzie	~~New Owner~~ F+M Bank	**Map 181, Group 11-0-A, Parcel 064.00CO**
6872 Scarlet Ridge Dr.	10 Cadillac Dr. Ste 100	
Brentwood, TN 370527	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

Armando Boyzo and wife, Maria Mercedes Boyzo

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

Ryan L. Kinzie, 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, bieng Lot No. 225 on the Plan of Autumn Oaks, Phase Two, of record in Plat Book 11700, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Armando Boyzo by Maria Mercedes Boyzo, AIF and wife, Maria Mercedes Boyzo, by Warranty Deed, from Classic Homes BOS, LP, of record in Instrument No. 20030402-0043239, Dated March 31, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 11700, pages 64 and 65, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20010912-0099443 and amended in Instrument No. 20030513-0064238, Instrument No. 20100414-0028160 and Instrument No. 20101206-0096935, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 7760, page 970, Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easements of record in Book 7515, page 298, Book 9343, page 196 and Book 9343, page 199, Register's Office for DAVIDSON County, Tennessee.
Graveyard Ingress and Egress of record in Book 261, page 284 and Book 6704, page 397, Register's Office for DAVIDSON County, Tennessee.
Right of Way Agreement & Easement to Gulf Interstate Gas Company of record in Book 2245, page 271, Register's Office for DAVIDSON County, Tennessee.

Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4240, page 667, Register's Office for WILLIAMSON County, Tennessee.
Water Easement of record in book 3376, page 239 and Book 475, page 547, Register's Office for DAVIDSON County, Tennessee.
Rise & Flow of Mill Creek.
PUD Boundary Plat of record in Book 6900, page 786, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20010912-0099442, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 6968, page 30, Book 6704, page 397 and Book 6704, page 405, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20010912-0099443, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6872 Scarlet Ridge Dr., Brentwood, TN 37027.

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 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 my/our hand(s) this 28th day of October, 2011.

Armando Boyzo by Maria Mercedes Boyzo his Attorney in Fact

Armando Boyzo by Maria Mercedes Boyzo, Attorney in Fact

Maria Mercedes G Boyzo

Maria Mercedes Boyzo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Maria Mercedes Boyzo , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2011.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Maria Mercedes Boyzo, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Armando Boyzo for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Armando Boyzo, and is authorized by Armando Boyzo to execute this instrument on his/her behalf.

This the 28th day of October, 2011.

My Commission Expires: 2-19-13

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **110292SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

