WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/12 14:00 2 pgs
Fees:13.00 Taxes:236.80
20120126-0007452

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$64,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 25th day of January, 2012.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Holly M. Boyd	SAME	136-10-0A-038.00CO
2844 Lake Forest Drive		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Pattie J. Argo and husband, Richard W. Argo**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Holly M. Boyd**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 57, Unit 57, Condominium Site Plan, Lots 11-14, 57-62, Section Three, Priest Lake Forest, of record in Book 5800, page 263, amending Book 5800, page 161Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pattie J. Argo and husband, Richard W. Argo, from Noble Properties, Inc., by deed on November 23, 2011, of record in Instrument Number 20111202-0094204, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5800, page 263 amending Book 5800, page 161, Register's Office Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7948, page 628, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6145, page 435; and Book 5931, page 645, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2844 Lake Forest Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 25, 2012.

Richard W. Argo
Richard W. Argo

Pattie J. Argo
Pattie J. Argo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pattie J. Argo and husband, Richard W. Argo** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 25, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY