WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130064341 DEEDWARR
Recvd: 07/29/13 09:33 2 pgs
Fees:13.00 Taxes:1165.50
20130729-0078304

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner PB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

LINDSEY G. BOSWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline K. Mahoney	New Owner	
(NAME)	(NAME)	
1120 Grandview	Same	117-16D-2CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DR. WILLIAM G. TOTTY, SUCCESSOR TRUSTEE OF THE JUANITA T. BOYCE REVOCABLE LIVING TRUST U/A/D DECEMBER 8, 1997**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUELINE K. MAHONEY, CO-TRUSTEE OF THE SECOND AMENDED AND RESTATED REVOCABLE LIVING TRUST AGREEMENT,** 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 Unit A of Boyce Townhomes A Horizontal Property Regime with Private Elements, located on Grandview Drive in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Boyce Townhomes A Horizontal Property Regime with Private Elements, of record in Instrument No. 20050224-0020224, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Boyce Townhomes A Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20050224-0020224, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as through copied herein for a more complete identification and description said Unit.

Being the same property conveyed to Juanita T. Boyce, Trustee u/a/d Dec 08 1997 of the Juanita T. Boyce Revocable Living Trust agreement and any successors in trust and any amendments thereto by Quitclaim Deed from Juanita T. Boyce, individually, of record in Book 10713 pages 514-515 said Register's office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20050224-0020224, said Register's Office; and (c) restrictive covenants of record in Book 288, page 44, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3842 Granny White Pike, Nashville, TN 37204; aka 1120 Grandview, Nashville, TN 37204
(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 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, 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 hand this 22 day of July, 2013.

The Juanita T. Boyce Revocable Living Trust U/A/D
December 8, 1997

By: Dr. William G. Totty Successor Trustee
Dr. William G. Totty, Successor Trustee

STATE OF Missouri

COUNTY OF St Louis

Personally appeared before me, the undersigned notary public, Dr. William G. Totty with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of The Juanita T. Boyce Revocable Living Trust U/A/D December 8, 1997, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at ~~Nashville, Tennessee~~ St Louis, MO this 22 day of July, 2013.

Commission expires: 10/30/15

Notary Public

AARON COOMBS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: Oct. 30, 2015
11261531