BILL GARRETT, Davidson County
Trans:T20130064994 DEEDWARR
Recvd: 07/30/13 12:30 2 pgs
Fees:13.00 Taxes:354.09

20130730-0079161

Prepared by:
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $95,700.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2013.

Notary Public
My commission expires:

CHARLES A. SULLIVAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 12/6/16

Address of New Owner:	Send Tax Bills to:	Tax Information
Charlene Boyce 5017 N. Hilson Drive Nashville, TN 37221	New Owner	16103012700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SCOTT EMERSON EDGIN,* Married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to CHARLENE BOYCE and husband, STEPHEN BOYCE, hereinafter called the Grantees, their successors 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. 6 on the Plan of McMurray Park of record in Book 5050, Page 89, Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Virginia C. Edgin, Mary Frances Hutchins and Scott Emerson Edgin by deed from Rose M. Kirchner Stewart and husband, Ralph C. Stewart, dated 1/14/92 of record in Book 8689, Page 210, Register's Office of Davidson County, Tennessee. Mary Frances Hutchins died on 12/23/96 and by Last Will and Testament admitted to probate for the purpose of establishing muniment of title, No. 13P1128, Chancery Court for Davidson County, Tennessee, the interest of Mary Frances Hutchins in the subject property passed to Virginia C. Edgin, residuary beneficiary thereunder. Virginia C. Edgin died intestate on 6/12/04 leaving Scott Emerson Edgin as her sole heir at law. Reference made to Affidavit of Heirship being recorded simultaneously herewith of record in Instrument No. 20130730-0079159, Register's Office of Davidson County, Tennessee.

Cherylee B. Edgin, spouse of Scott Emerson Edgin, joins in the execution of this instrument to convey any marital interest she may have in said property.

SUBJECT TO all matters appearing on plat of record in Book 5050, Page 89, and to any and all other conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 5017 N. Hilson Drive, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of July, 2013.

*SCOTT EMERSON EDGIN AND SCOTT E. EDGIN BEING ONE AND THE SAME PERSON.

Scott Emerson Edgin
SCOTT EMERSON EDGIN
by Cherylee F. Edgin
Attorney in fact

Cherylee F. Edgin
CHERYLEE B. EDGIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Cherylee B. Edgin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 26th day of July, 2013.

Notary Public

My Commission expires: 9/8/13

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of July, 2013, personally appeared before me, the undersigned, **Cherylee F. Edgin**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of **Scott Emerson Edgin**, and is authorized by him to execute this instrument on his behalf, as his free act and deed.

Witness my hand this 26th day of June, 2013.

NOTARY PUBLIC

Commission Expires: 9/8/13

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON