BILL GARRETT, Davidson County
Trans:T20130066729 DEEDWARR
Recvd: 08/05/13 10:05 2 pgs
Fees:13.00 Taxes:425.50
20130805-0081402

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Nicholas Charles Boyde
761 Huntington Parkway
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SWBC Mortgage Corporation
9311 San Pedro Avenue, Ste. 100
San Antonio, Texas 78216

MAP	**161-5**
GROUP	**C**
PARCEL	**115CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James E. Anderson,** married, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Nicholas Charles Boyde,** unmarried, hereinafter called the GRANTEE, his 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 15 of Huntington Park Townhomes, of record in Book 8813, page 573, as amended in Book 9018, page 56,, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James E. Anderson by deed dated from W.P. Stevenson, Jr., and wife, J.R. Stevenson, dated 3/31/98 and recorded 4/1/98 of record in Book 10888, page 912, Register's Office for Davidson County, Tennessee.

The above referenced property is not and has never been the primary residence of the Grantor or Grantor's Spouse.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **761 Huntington Parkway, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and,

GRANTOR does covenants with the said GRANTEE that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 18th day of **July, 2013.**

James E. Anderson by Erika Anderson, his Attorney in Fact

James E. Anderson by Erika Anderson, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Erika Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **James E. Anderson**, the bargainor, and that as said Attorney in Fact, she executed the within Deed on his behalf for the purposes therein contained by signing the name of **James E. Anderson** as his free act and deed.

WITNESS my hand and official seal this 18th day of July, 2013

Tisha C. Baldwin
NOTARY PUBLIC

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 3/30/2015

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner (JB)

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 18 day of July, 2013.

~~Tisha C. Baldwin~~ Lindsey Boswell (JB)
NOTARY PUBLIC

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

My Commission Expires: ~~3/30/2015~~ (JB) 8/23/14