File-G-25324-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081810 DEEDWARR
Recvd: 09/20/13 13:18 2 pgs
Fees:13.00 Taxes:1091.50
20130920-0099391

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of September, 2013.

Notary Public

My commission expires: 9-19-16
(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Blake Boyd **Ashley Crim Boyd**	**Avenue Bank**	**Map 083-07-0 Parcel 281-00**
638 Skyview Drive	**3823 Cleghorn Ave.**	
Nashville, TN 37206	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sara Wilhelm, an unmarried person

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

John Blake Boyd and Ashley Crim Boyd, husband and wife

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 part of Lot No. 50 on the Map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for Davidson County to wit:

BEGINNING at a point on the southerly margin of Hackberry Lane; said point being located 50 feet northwest of the point where the common line between Lot Nos. 50 & 51 intersects Hackberry Lane; thence, southwardly 94 feet to a point on the line between Lot Nos. 50 & 51; thence, southwardly along the line between Lot Nos. 50 & 51, 43 feet to the common rear corner of Lot Nos. 49, 50, & 51; thence, eastwardly 126.0 feet to a point in the westerly margin of Sky View Drive; thence, in a curve northwardly, northwestwardly and westward along the margin of Sky View Drive, Shady Lane and Hackberry lane 279.3 feet to the point of beginning.

BEING the same property conveyed to Sara Wilhelm, an unmarried person, by Deed from Rosalie Morgan, an unmarried person, dated March 2, 2007 of record in Instrument No. 20070312-0029768, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 1130, Page 34, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (X) Unimproved ( ) property, known as **638 Skyview Drive, Nashville, TN 37206**

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 **18th** day of **September, 2013.**

Sara Wilhelm

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sara Wilhelm,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **September, 2013.**

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 9.19.16