WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130103953 DEEDWARR
Recvd: 12/12/13 12:41 2 pgs
Fees:13.00 Taxes:462.50
20131212-0125882

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Candan Gardner	Candan Gardner	053-06-OA-182.00
(NAME)	(NAME)	
1752 Merritt Street	1752 Merritt Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gerald Lee Boyd, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Candan Gardner, a married person**, hereinafter called the GRANTEE(S), their heirs and/or 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. 182 on the plan of Phase One, Waterford of record in Book 6900, Page 569, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gerald L. Boyd and wife, Marjorie K. Boyd by Warranty Deed dated 10/24/1997 from Thomas C. Neal, Jr. and wife, Kimberly M. Neal of record in Book 10665, Page 643, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gerald Lee Boyd by Quit Claim Deed dated 05/10/2010 from Marjorie Kay Boyd of record in Instrument 201005110035970, Register's Office for Davidson County, Tennessee.

All matters as set forth per plats of record in Book 6900, Page 540, and Book 6900, Page 569, said Register's Office.

Restrictions of record in Book 7463, Page 294, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 8694, Page 216, as restated in Book 8699, Page 462, said Register's Office.

Sanitary Sewer Easement of record in Book 1717, Page 30, said Register's Office.

Right of Way Easement of record in Book 2024, Page 225, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 9393, Page 831, and Book 9752, Page 82,

said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1752 Merritt Street, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 10th day of December, 2013.

Gerald Lee Boyd

State of Tennessee
County of Wilson

Personally appeared before me Gerald Lee Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of December, 2013.

Notary Public
My Commission Expires: 5/13/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122