BILL GARRETT, Davidson County
Trans:T20140007478 DEEDWARR
Recvd: 02/03/14 08:41 10 pgs
Fees:53.00 Taxes:117.66
20140203-0009072

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
ERIC JOYCE 3258 Hinkle Drive Nashville, TN 37218	Same	09206047800

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBRA JOYCE, KENNETH JOYCE, MONICA JOYCE LILLARD, SHARON JOYCE BAILEY, REGINALD JOYCE, SANDOT JOYCE, DARRIUS JOYCE, and DEREK JOYCE, Heirs at Law and Devisees of the Estate of Fannie Mae Joyce, and Heirs at Law of the Estate of Travis Joyce**, have this day bargained and sold, and do hereby transfer and convey unto the said **ERIC JOYCE, an unmarried person**, the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 60 and 61 on the Map of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 of the Boyd McNairy tract, as of record in Book 57, page 121, Register's Office for said County.

Said Lots Nos. 60 and 61 front together 70 feet on the southerly side of Batavia, formerly Prospect Street, and run back between parallel lines 106 feet to an alley.

Being the same property conveyed to Earnest Joyce and wife, Fannie Joyce, by deed from Earnest Joyce, Jr. and wife, Rosalyn Joyce, of record in Book 4665, page 619, said Register's Office. The said Earnest Joyce having predeceased Fannie Joyce on or about March 1, 1988. The said Fannie Joyce having since died testate on or about August 30, 2004. The Will of Fannie Mae Joyce of record in Volume 06P266, Davidson County Probate Clerk's Office devised subject property to Travis Joyce. The said Travis Joyce having since died intestate on June 13, 2010, leaving no issue.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ 31,800.00.
Subscribed and sworn to before me, [illegible]
this 31 day of January, 2014. Affiant
My Commission Expires: 3/8/16
Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property located at 2515 Batavia Street, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 10th day of October, 2013.

Debra Joyce
DEBRA JOYCE

Kenneth Joyce
KENNETH JOYCE

MONICA JOYCE LILLARD

Semeaot Joyce
SANDOT JOYCE

SHARON JOYCE BAILEY

Darrius Joyce
DARRIUS JOYCE

REGINALD JOYCE

~~DERRICK~~ JOYCE
Derek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $_____.
Subscribed and sworn to before me, _____
this ____ day of _____, 2013. Affiant
My Commission Expires: _____ _____
Notary Public

This is improved property located at 2515 Batavia Street, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 22 day of November, 2013.

Debra Joyce
DEBRA JOYCE

Kenneth Joyce
KENNETH JOYCE

Monica Joyce Lillard
MONICA JOYCE LILLARD

SANDOT JOYCE

SHARON JOYCE BAILEY

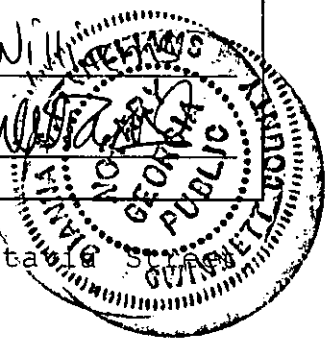
DERRIUS JOYCE

REGINALD JOYCE

DERRICK JOYCE

STATE OF ~~TENNESSEE~~ Georgia, Gwinnett County
~~COUNTY OF DAVIDSON~~) The actual consideration or value whichever is greater, for this transfer is $ 10.00

Subscribed and sworn to before me, Dianna C.P. Williams
this 11 day of October, 2013. Affiant
My Commission Expires: 3/20/15 Dianna C.P. Williams
Notary Public



This is improved property located at 2515 Batavia Street, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 11 day of October, 2013.

Debra Joyce
DEBRA JOYCE

Kenneth Joyce
KENNETH JOYCE

MONICA JOYCE LILLARD

SANDOT JOYCE

Sharon Bailey
SHARON JOYCE BAILEY

DERRIUS JOYCE

REGINALD JOYCE

DERRICK JOYCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **DEBRA JOYCE, KENNETH JOYCE and REGINALD JOYCE,** the within named bargainors, 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 Goodlettsville Tennessee, this the 12th day of Sept, 2013.

NOTARY PUBLIC

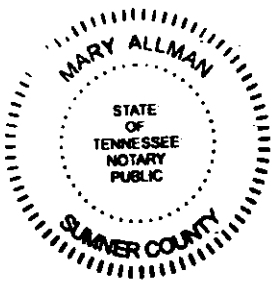
My Commission Expires: [illegible]

PATRICIA B. EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for said County and State, **MONICA JOYCE LILLARD**, the within named bargainor, 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.

Witness my hand and official seal at Hendersonville, Tennessee, this the 22 day of November, 2013.



NOTARY PUBLIC

My Commission Expires: 12/23/14

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, a Notary Public in and for said County and State, **SHARON JOYCE BAILEY**, the within named bargainor, 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.

Witness my hand and official seal at Lawrenceville Georgia ~~Tennessee~~, this the 11 day of October, 2013.

Diana C.P. Williams
NOTARY PUBLIC

My Commission Expires: 5-20-2017

C.P. NOTARY PUBLIC GEORGIA GWINNETT COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of Sept., 2013.

NOTARY PUBLIC

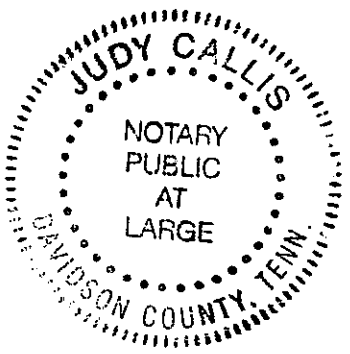
My Commission Expires: 9-9-14

CHERI ANN MCQUAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Goodlettsville, Tennessee, this the 10 day of October 2013.



Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/8/16

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 9-9-14

CHERYL ANN MEJIAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY