RECORD AND ~~RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133892

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0688-19111

BILL GARRETT, Davidson County
Trans:T20140013112 DEEDWARR
Recvd: 02/25/14 12:25 2 pgs
Fees:13.00 Taxes:610.50
20140225-0016096

WARRANTY DEED

TERESA TAYLOR NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Casi Clark
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2014.

Teresa Taylor
NOTARY PUBLIC

My commission expires: 9-20-15

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Boyd II and Jessica Waltman 722 Albany Dr. Hermitage, TN 37076	**Pinnacle Bank** **Po Box 331678** **Murfreesboro, TN 37133**	075-08-0-218.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand and 00/100 Dollars ($165,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DALE E. ROYALTY AND WIFE, CINDY C. ROYALTY**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JESSICA WALTMAN, AN UNMARRIED WOMAN AND TONY BOYD II, AN UNMARRIED MAN**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hunters Hill, Section I, of record in Book 5800, page 350, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to DALE E. ROYALTY and wife, CINDY C. ROYALTY by Warranty Deed from James A. Powell and wife, Sybil Powell and Larry Powell and wife, Carol Powell, dated April 19, 1985, recorded April 24, 1985 in Book 6539, Pages 982-984, Register's Office for Davidson County, Tennessee.

The property address of the herein described real estate is believed to be 722 Albany Drive, Hermitage, Davidson County, Tennessee 37076 and is shown on all tax records as same, but such addresses' are not part of the legal description of the subject property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of February, 2014.

Dale E. Royalty
DALE E. ROYALTY

Cindy C. Royalty
CINDY C. ROYALTY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Dale E. Royalty and wife, Cindy C. Royalty, 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 seal, this the 24 day of February, 2014.

Leslie Garside
Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014