WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018038 DEEDWARR
Recvd: 03/18/14 10:25 2 pgs
Fees:13.00 Taxes:1350.50
20140318-0022234

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **March, 2014**
Notary Public
MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua K. Boyd and Nicole R. Boyd	New Owner	155070A03900CO
(NAME)	(NAME)	
6780 Autumnwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Berrien W. Sutton and Soni S. Sutton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua K. Boyd and Nicole R. 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 Lot No. 14 on the Plan of Poplar Creek Estates, Phase IV, of record in Book 9700, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Berrien W. Sutton and wife, Soni S. Sutton by Warranty Deed from Michael G. Diehl and wife Li Y. (Lisa) Diehl dated August 6, 2007, of record in Instrument No. 20070808-0094653, Register's Office for Davidson County, Tennessee.

Grantee herein is prohibited from conveying captioned property for any Sales price for a period of 30 days from the date of this deed. After this 30 days period, Grantee are further prohibited from conveying the property for a sales price greater than $438,000.00 until 90 days from the date of this deed. This restriction shall run with the land and are not personal to the Grantee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6780 Autumnwood Drive, Nashville, TN 37221

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are 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 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 our hands this **14th** day of **March, 2014**

Berrien W. Sutton

Soni S. Sutton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Berrien W. Sutton and Soni S. Sutton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **March, 2014**

Notary Public

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 11.23.2015

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122