WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/14 16:04 2 pgs
Fees:13.00 Taxes:222.00
20140321-0023633

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $60,000.00.

Affiant

Subscribed and sworn to before me this 21st day of March, 2014.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 304 Leisure Court Trust	SAME	162-16-0-B-003.00CO
P.O Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Beverly G. Boyce and Gregory D. Boyce and wife, Jennifer R. Boyce,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, Trustee of The 304 Leisure Court Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 on the plan of Section One, Phase One, Leisure Heights, of record in Book 5800, page 267, and amended in Book 6396, page 502, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William J. Boyce and spouse, Beverly G. Boyce, by deed from Robert M. McConnell, unmarried, on October 5, 1994, of record in Book 9490, page 963, Register's Office for Davidson County, Tennessee. William J. Boyce having died leaving property to Beverly G. Boyce by right of survivorship. And further conveyed to Beverly G. Boyce, an unmarried woman, and Gregory D. Boyce and wife, Jennifer R. Boyce by Quitclaim Deed dated July 20, 2012, of record in in Instrument Number 20120725-0065459, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5800, page 267, amended in Book 6396, page 502, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6146, page 241; Book 6150, page 585; Book 6259, page 862; Book 6396, page 504; and Book 7303, page 232, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6164, page 438, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8105, page 268, Register's Office for Davidson County, Tennessee.

This is improved property known as: **304 Leisure Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 21, 2014.

Beverly G. Boyce

Gregory D. Boyce

Jennifer R. Boyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Beverly G. Boyce and Gregory D. Boyce and wife, Jennifer R. Boyce, Gregory D. Boyce and Jennifer R. Boyce, husband and wife** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 21, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE