This instrument prepared by:
Access Title & Escrow Inc
111 South Anderson St
Tullahoma TN 37388

Send Tax Bills to property owner:
Jeffery K Flatt
1400 Wilson Rd
McMinnville, Tn 37110

BILL GARRETT, Davidson County
Trans:T20140052721 DEEDWARR
Recvd: 07/22/14 08:58 2 pgs
Fees:13.00 Taxes:536.50
20140722-0064849

WARRANTY DEED

Map-Parcel Numbers: 117-15-0-A-20000CO;

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, Stephen B Boyd, as sole surviving tenant, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Kevin Flatt, a 19% interest and the remaining 81% unto Jeffery K Flatt and wife, Mary A Flatt, 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:

A condominium apartment in Davidson County, Tennessee, being Unit No W-8 of Green Hills Terrace horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen B Boyd and wife, Carol C Boyd by Deed of record in Instrument No. 20100729-0059454, Register's Office, Davidson County, Tennessee. The said Carol C. Boyd died on May 14, 2013, leaving Stephen B. Boyd as sole surviving tenant.

Deed prepared from information provided by parties involved. No title search or survey was performed.

This is improved (X) or unimproved ( ) property, known as :
1900 Richard Jones Rd W8, Nashville, TN 37215

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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, my hand (s) this the 16th day of July, 2014.

Stephen B Boyd

STATE OF TENNESSEE
COUNTY OF WARREN

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

WITNESS my hand and official seal, this the 16th day of July, 2014.

My Commission expires: 3/15/2017

VICTORIA A. POE STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 145,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of July, 2014.

Notary Public

My Commission expires: 3/15/2017

VICTORIA A. POE STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY