This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1194**

BILL GARRETT, Davidson County
Trans:T20140063279 DEEDWARR
Recvd: 08/26/14 15:24 2 pgs
Fees:13.00 Taxes:888.00
20140826-0077844

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/22/2014**, by and between **Judy True Nichols,** parties of the first part, and **John J. Joyce,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 163, EAST EDGEFIELD, as shown on plat of record in Plat Book 21, Page 147, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Judy True Nichols, married by Warranty Deed from Margaret Clarice McCoy, unmarried dated July 6, 2009 in Instrument No. 20090713-0065461, in the Register's Office of Davidson County, Tennessee.

Seller acknowledge this property is not marital property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **083 13 0 188.00**
☒ Improved property located at: **1210 Boscobel Street, Nashville, TN 37206**
☐ Unimproved

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Judy True Nichols

Judy True Nichols

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Judy True Nichols** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 22nd day of August, 2014..

Rebecca T. Garland

Notary Public

My Commission Expires: 5-8-17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **John J. Joyce**

and Address: **1210 Boscobel Street, Nashville, TN 37206**

Mail tax bills to P.O. Box 160886, Nashville N 37216

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$240,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristie Higher

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of August, 2014..

Marie Collins

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY