Exempt pursuant to Tenn. Code Ann. § 67-4-409(3)(A)(ii)

Davidson County DEEDWARR
Recvd: 09/26/14 07:51 6 pgs
Fees:32.00 Taxes:0.00
20140926-0088613

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
2409 Main Street, (South) Ashland, Kentucky 41101
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Andrea Neal-Boyd, 1217 1st Avenue S, Nashville, TN 37210

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Orlando J. Boyd and Andrea Neal-Boyd	ORLANDO J. BOYD ANDREA NEAL-BOYD	10503029900
1217 1st Avenue S	1217 1ST AVE. S.	
Nashville, TN 37210	NASHVILLE, TN 37210	

128630

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, ANDREA NEAL-BOYD, a married woman, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto ORLANDO J. BOYD and ANDREA NEAL-BOYD, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 1217 1st Avenue S, Nashville, TN 37210, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Being the southerly 33 feet of the northerly 35 feet of Lot No. 19 on the plan of John Trimble's First Addition to South Nashville, as of record in Book No. 19, Page 220, Register's Office of said County.

Said part of Lot No. 19 fronts 33 feet on the westerly side of First Avenue South, formerly Maple Street, and runs back between parallel lines 183 1/2 feet to an alley; and

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 39892**

BEING the same property conveyed to John L. Palmer, Sr. and wife, Rebecca Palmer, by Deed dated October 14, 1947 and recorded October 14, 1947, of record in Book 1537, Page 141, in the Office of the Register of Deeds of Davidson County, Tennessee; and

THEREAFTER, John L. Palmer, Sr. died on August 15, 1950 and Rebecca Palmer died on March 13, 1976 and pursuant to the provisions contained in the Affidavit of Heirship recorded in Book 8109, Page 236, in the office aforesaid, all of their right, title, and interest in and to the subject property was devised to John L. Palmer, Jr., Morris Palmer, Lovie Palmer Neal and Thurman Palmer. The said Thurman Palmer died on July 11, 1986 and left as his only surviving heir, his wife, Nancy Palmer; and

THEREAFTER, being the same property conveyed to Lovie Palmer Neal, by Quit Claim Deed dated May 14, 1990 and recorded May 15, 1990, of record in Book 8109, Page 240; and

THEREAFTER, Lovie Palmer Neal died intestate on September 21, 2000, and all of her right, title, and interest in said property was devised to Rudy Palmer, as her sole heir and next of kin; and

Being the same property conveyed to Andrea Neal-Boyd, by Quit Claim Deed dated May 15, 2001 and recorded May 15, 2001, of record in Instrument No. 20010515-0050314, in the Register's Office of Davidson County, Tennessee.

Tax ID No.: 10503029900

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1217 1st Avenue S, Nashville, TN 37210.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and

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unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30 day of September, 2014.

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ANDREA NEAL-BOYD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANDREA NEAL-BOYD, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing their name(s), on this 30 day of SEPTEMBER, 2014.

Notary Public
My Commission expires: 11/6/2017

ALVIN JOHNSON, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Affiant/Grantee

Subscribed and sworn to before me this 20 day of SEPTEMBER, 2014.

Notary Public

My Commission expires: 11/6/2017

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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True Copy Certification

I, Jessica A.H. Betz, 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 California

County of Orange

Personally appeared before me, Candee Alcaraz, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/8/2015

Notary' Seal (if on paper)

SEE ATTACHED

CANDEE ALCARAZ
Commission # 1940399
Notary Public - California
Orange County
My Comm. Expires Jul 8, 2015

ACKNOWLEDGMENT

State of California
County of Orange)

On 4/9/14 before me, Candee Alcaraz, Notary Public
(insert name and title of the officer)

personally appeared Jessica A.H. Betz,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CANDEE ALCARAZ
Commission # 1940399
Notary Public - California
Orange County
My Comm. Expires Jul 8, 2015

Signature _____ (Seal)