BILL GARRETT, Davidson County
Trans:T20150000100 DEEDWARR
Recvd: 01/02/15 09:57 2 pgs
Fees:13.00 Taxes:1047.10
20150102-0000144

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-1206

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of December, 2014

Notary Public
Commission Expires: 3/14/16

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Lanier 6421 Sugar Maple Lane Nashville, TN 37221	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach VA 23452	155-08-0B-005.00

WARRANTY DEED

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,

Robert E. Boyd, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Lanier and wife, Chanda Lanier

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. 5 on the Plan of Phase I of South Colony at Riverbend of record in Plat Book 6900, Page 271, Register's Office for said County, to which plat reference is hereby made for a more complete legal desciption.

Being the same property conveyed to Robert E. Boyd and Luana E. Boyd by Warranty Deed from Porter Carleton Howell and wife, Angela Ruth Howell dated 1/9/98 and filed for record on 1/13/98 in Book 10756, Page 8, Register's Office for Davidson County, Tennessee. The said Luana E. Boyd having died on October 29, 2011, thereby subject property vesting in Robert E. Boyd as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6421 Sugar Maple Lane, 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 so covenant with the said GRANTEES that we are 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of December, 2014.

Robert E. Boyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert E. Boyd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of December, 2014.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/21/17