Davidson County	DEEDWARR
Recvd: 06/05/15 11:16	2 pgs
Fees:13.00 Taxes:628.63	
20150605-0052909	

152039

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2015.

Notary Public
My commission expires:

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

06-1504-76042

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joshua Boyd	New Owner	064-16-0-D-068.00
1877 Brookmeadow Lane		
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dianna Clare Sawyer and Kevin Sawyer, a married couple, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua Boyd and Heidi Boyd, husband and wife, hereinafter called the Grantees, their successors 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. 187, on the Plan of Section Two, Truxton Park, of record in Instrument No. 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dianna Clare Sawyer and Kevin Sawyer, married couple by deed from Joseph S. Marsh, unmarried, dated March 1, 2011, recorded March 4, 2011, of record in Instrument No. 20110304-0017360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1877 Brookmeadow Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 2nd day of June, 2015.

Dianna Clare Sawyer

Kevin Sawyer

STATE OF Massachusetts
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dianna Clare Sawyer and Kevin Sawyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 2nd day of June, 2015.

Notary Public
Davidson

My Commission expires
10/24/2019

COLLEEN E. LANTZ
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 10-24-2019

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018