WARRANTY DEED

File #15116

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Vann	New Owner	-103-15-0B-101.00-CO
(NAME)	(NAME)	
4487 Post Place, Apt 101		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Tim Stefan Rabel Boyd,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Vann, a single woman** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 101 on the Plan of Lion's Head Condominium Apartments, a Condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70, as corrected in Book 5342, page 683, in the Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Beverly Jayne McCullough, an unmarried woman by Warranty deed from Kellie M. McDaniel of record in Instrument No. 20060725-0089625 Register's Office for Davidson County, Tennessee, dated July 21, 2006 and recorded on July 25, 2006.
(Value of consideration shown in aforementioned deed $140,000.00.).

Being the same property conveyed to Tim Stefan Rabel Boyd by Warranty deed from Beverly Jayne McCullough, an unmarried woman of record in Instrument No. 20130813-0084927 Register's Office for Davidson County, Tennessee, dated August 09, 2013 and recorded on August 13, 2013.
(Value of consideration shown in aforementioned deed $146,500.00.)

Being also known as 4487 Post Place, Apt 101 Nashville, TN 37205.

unimproved ☐
This is improved ☒ property, known as 4487 Post Place, Apt 101, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150045631 DEEDWARR
Recvd: 06/10/15 09:20 2 pgs
Fees:13.00 Taxes:669.70
20150610-0054534

Witness my hand this 5th day of June, 2015.

Tim Stefan Rabel Boyd

STATE OF Tennessee

COUNTY OF Davidson

I, Leslie Garside, a Notary Public of the County and State first above written, do hereby certify that Tim Stefan Rabel Boyd personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of June, 2015.

Notary Public

My Commission Expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(SEAL)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206