RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155998

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2015.

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cleveland Fuller 3213 Crowe Drive Nashville, TN, 37218	NEW OWNER	080 08 0 044.00

FOR AND IN CONSIDERATION of the sum of Seventy Thousand Five Hundred and 00/100 Dollars ($70,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MICHAEL L. BOYD, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CLEVELAND FULLER, AN UNMARRIED MAN, SOLELY**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 314 on the Plan of Bordeaux Gardens, Section 1, as of record in Book 3300, Page 91, Register's Land Office for said County.

Said Lot No. 314, fronts 55 feet on the Westerly side of Crowe Drive and extends back 116.0 feet on the Northerly line and 120.0 feet on the Southerly line to a dead line in the rear, which is a broken line, measuring 55.14 feet thereon.

BEING the same property conveyed to Dillard Boyd and wife, Julia B. Boyd, by Deed dated October 14, 1977 and recorded October 20, 1977, of record in Book 5211, Page 887, in the Office of the Register of Deeds of Davidson County, Tennessee. See Order regarding Conservatorship of Julia B. Boyd filed February 2, 2004, in Case No. 03P1993. THEREAFTER, being the same property conveyed to Michael L. Boyd, by Quit Claim Deed dated June 21, 2005 and recorded June 21, 2005, of record in Instrument No. 20050621-0071246, in the office aforesaid.

The address of the herein described property is believed to be 3213 Crowe Drive, Nashville, TN 37218, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

BILL GARRETT, Davidson County
Trans:T20150051100 DEEDWARR
Recvd: 06/25/15 13:13 2 pgs
Fees:13.00 Taxes:260.85
20150625-0061264

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of June, 2015.

MICHAEL L. BOYD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael L. Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of June, 2015.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18