BILL GARRETT, Davidson County
Trans: T20150055278 DEEDWARR
Recvd: 07/08/15 15:42 2 pgs
Fees: 13.00 Taxes: 370.00
20150708-0066422

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 100,000.00

Affiant

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Subscribed and sworn to before me, this 7th day of July, 2015.

Notary Public

My commission expires: 02.11.16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Abram C. Eyler **Joyce C. Eyler**	**REGIONS BANK**	**12013005400**
954 Currey Road	**2050 PARKWAY OFFICE CIRCLE**	
Nashville, TN 37217	**BRIMINGHAM, AL 35244**	

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 ACKNOWLEDGE, WE,

Joseph Boen, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abram C. Eyler, unmarried man; and Joyce C. Eyler and David Eyler, Wife and Husband

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 the westerly 70 feet of the easterly 308 feet front and 341.5 feet rear of Lot No. 8 on the Plan of Ben F. Turbeville Estate, of Record in Book 547, page 143, Register's Office for said County, described according to a survey made by T.R. Sanford, Surveyor, dated November 29, 1955, as follows: Beginning at a point in the northerly margin of Currey Road, said point being 238 feet westerly from the common front corner of Lots No. 8 and 13 on said Plan; thence in a northerly direction 216 feet more or less to a point in the line between Lots No. 7 and 8 on said Plan; said point being 271.5 feet westerly from the rear corner of Lots 8 and 13 on said plan; tehnce westerly with the line between said Lots No. 7 and 8, 70 feet to a point in the center of an old gate; thence in a southerly direction 216 feet, more or less to a point in the northerly margin of Currey Road, said point being 308 feet westerly from the common front corner of said Lots No. 8 and 13; thence easterly with the northerly margin of Currey Road, 70 feet to the point of beginning.

Being the same property conveyed to Joseph Boen, a married person by Quitclaim Deed from Patricia Grooms, a married person dated 09/26/12 and recorded on 10/29/12 in Instrument No. 20121029-0098912, said Register's Office for said county. Millicent Boen joins in this conveyance for the purpose of conveying all her rights and interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 954 Currey Road, Nashville, TN 37217.

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 in 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.

Witness my/our hand(s) this 7th day of July, 2015.

Joseph Boen

Millicent Boen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Joseph Boen and Millicent Boen, the within named Grantor(s), 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, at office, this 7th day of July, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY