FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$166,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 30, 2015.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150084034 DEEDWARR
Recvd: 10/02/15 11:28 2 pgs
Fees: 13.00 Taxes: 614.20

20151002-0100447

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0438

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy C. Boyce, Jr. and Sarah E. Boyce	**First Community Mortgage Inc**	**84-10-26**
(NAME) **2219 Maplecrest Drive**	(NAME) **275 Robert Rose Drive**	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Doris Jean Carr,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy C. Boyce, Jr. and Sarah E. Boyce, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 49 on the plan of Maplecrest Subdivision, as of record in Plat Book 1835, page 27-28, said Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 49 fronts 80 feet on the southwesterly side of Maplecrest Drive and runs back 460 feet on the northwesterly line and 355.9 feet on the southeasterly line to a dead line in the rear, measuring 166 feet thereon.

Included in the above description but excluded therefrom is a small tract of land conveyed to 14th Civil District of Metropolitan Government of Nashville and Davidson County, Tennessee by Instrument of record in Book 4236, page 978, Register's Office for Davidson County, Tennessee.

BEGINNING at the NE corner of Lot No. 49; thence N 50 degrees 27' 38" E 40.5 feet along the lot line between Lot Nos. 49 and 50 of said plan to a point on the easterly margin of Briley Parkway; thence S 41 degrees 23' 30" E 46.7 feet along the easterly margin of Briley Parkway; the same being parallel to and 140 feet from the centerline of said Briley Parkway, to a point on the rear line of Lot No. 49; thence N 82 degrees 22' 38" W 63.2 feet along the rear line of Lot No. 49 to the point of beginning, containing 940 square feet, more of less.

Being the same property conveyed to Doris Jean Carr, by Quitclaim Deed from Jose Eloy Lugo, Jr., pursuant to the Final Divorce Decree of Divorce, Case No. 04D-3657, filed on March 31, 2005 at Instrument Number 20050331-0034991; and also being the same property conveyed to Doris J. Carr and husband, Jose Lugo, by Quitclaim Deed from Doris J. Carr, filed December 15, 2003 at Instrument Number 20031215-0179047; further being the same property conveyed to Harold S. Carr, Jr. and his wife, Doris J. Carr, filed on December 15, 2003 at Instrument Number 20031215-0179046, said Register's Office. The said Harold S. Carr, Jr. having since died vesting property to Doris J. Carr. Further, being the same property conveyed to Brenda J. Carr by Warranty Deed from Judith M. Bragg, filed January 30, 1985 at Book 9581, page 793, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2219 Maplecrest Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **September**, **2015**.

Doris Jean Carr

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Doris Jean Carr**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **September**, **2015**.

NOTARY PUBLIC

Sheila Moore
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

My Commission Expires: 3/19/19