BILL GARRETT, Davidson County
Trans:T20150097944 DEEDWARR
Recvd: 11/18/15 09:27 2 pgs
Fees:13.00 Taxes:871.72
20151118-0116805

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150900474

WARRANTY DEED

YVONNE McCOY HELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$235,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 6th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 7-31-19

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddie E. Stevens **4844 Myra Drive** **Hermitage, TN 37076**	Freddie E. Stevens 4844 Myra Drive Hermitage, TN. 37076	**087-09-0-081.00**

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 ACKNOWLEDGED, WE,

Monroe Jackson Boyd, II, Unmarried

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

Freddie E. Stevens, Unmarried

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 Lot No. 26 on the Plan of New Hope Estates, Phase One, of record in Plat Book 9700, page 319, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Monroe Jackson Boyd, II by Quitclaim Deed from Bambi Danelle Steffey Boyd pursuant to terms of Final Decree of Divorce filed in the Eighth Circuit Court for Davidson County, Tennessee in Docket #09D2754, said Quitclaim Deed being dated 1/22/10 and recorded 1/26/10 in Instrument Number 20100126-0006693; and the same property previously conveyed to Monroe J. Boyd and wife, Bambi S. Boyd by Warranty Deed from Holigan Family Investments, Inc., dated 7/12/99 and recorded 7/19/99 in Book 11577, page 785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4844 Myra Drive, 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 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.

Witness our hands this 6th day of November, 2015.

Monroe Jackson Boyd II by Houston E Hill, Attorney in Fact

Monroe Jackson Boyd, II by Houston E. Hill, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 6th day of November, 2015, before me personally appeared Houston E. Hill to me known to be the person who executed the foregoing instrument in behalf of Monroe Jackson Boyd, II as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Monroe Jackson Boyd, II.

Witness my hand and official seal at Smyrna, Tennessee, this the 6th day of November, 2015.

Commission Expires:_____

Gail C. Vincent
Notary Public

