BILL GARRETT, Davidson County
Trans:T20150106914 DEEDWARR
Recvd: 12/18/15 10:39 3 pgs
Fees:18.00 Taxes:1154.40
20151218-0127320

Warranty Deed

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $312,000.00 Affiant Subscribed and sworn to before me, this the 16th day of December, 2015. Notary Public My commission expires: 8-20-2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel H. Goscombe	Finworth Mortgage	
514 Hume Street	2106 Crestmoor Rd	082-09-0N-003.00
Nashville, TN 37208	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT WILLIAM BOYLES, AN UNMARRIED MAN AND MOLLY LOUISE DECERBO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL H. GOSCOMBE, AN UNMARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat 6th & Hume Street of record in Plat at Instrument No. 20060829-0106425, 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 Arthur Steve Yokley, Jr., a married man by Quitclaim deed from Walter Keith Ridley, a married man of record in Instrument No. 20090414-0033605 Register's Office for Davidson County, Tennessee, dated April 13, 2009 and recorded on April 14, 2009.

Being the same property conveyed to Arthur Steve Yokley, Jr. by Quitclaim deed from Natasha D. Yokley of record in Instrument No. 20141226-0117760 Register's Office for Davidson County, Tennessee, dated December 23, 2014 and recorded on December 26, 2014.

Being the same property conveyed to Robert William Boyles, a single man by Warranty deed from Arthur Steve Yokley Jr, unmarried of record in Instrument No. 20150818-0082903 Register's Office for Davidson County, Tennessee, dated July 31, 215 and recorded on August 18, 2015.

Being the same property conveyed to Robert William Boyles and Molly Louise DeCerbo, as joint tenants with rights of survivorship by Quitclaim deed from Robert William Boyles, a single man of record in Instrument No. 20150820-0084139 Register's Office for Davidson County, Tennessee, dated August 19, 2015 and recorded on August 20, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 514 Hume Street, Nashville, TN 37208.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of December, 2015.

Robert William Boyles

Robert William Boyles

Molly Louise DeCerbo

Molly Louise DeCerbo

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert William Boyles and Molly Louise DeCerbo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ___ day of December, 2015.

_____
Notary Public

My Commission Expires:

See Attached California All-Purpose Acknowledgment / Jurat / Copy Certification

California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego } ss.

On 12/15/15 before me, Carmen Donahue, notary Pub 12
(here insert name and title of the officer)

personally appeared Robert William Boyles and Molly Louise DeCerbo

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal

WITNESS my hand and official seal.

Carmen Donahue
Signature of Notary

OFFICIAL SEAL
CARMEN DONAHUE
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 2044622
SAN DIEGO COUNTY
MY COMM. EXP. OCT. 7, 2017

RBG-1 RBG-1

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.
This is not required under California State notary public law.

Document Title: Warranty deed # of Pages: 2

Notes

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