BILL GARRETT, Davidson County
Trans: T20160001495 DEEDWARR
Recvd: 01/07/16 11:08 2 pgs
Fees: 13.00 Taxes: 342.25
20160107-0001616

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2344

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Billy Donald Ingram Frank L. Travis Nancy Travis 109 S. WYNRIDGE WAY GOODLETTSVILLE, TN 37072	New Owner	042-09-0-101.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Frank L. Travis
Affiant

Subscribed and sworn to before me, this the 6th day of January, 2016.

J. M. Corriveau
Notary Public

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **John W. Boyte, Jr., a widower,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Billy Donald Ingram and Frank L. Travis and wife, Nancy Travis,** 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. 47 on the Plan of Kemper Heights, Section II, as of record in Book 2331, page 104, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John W. Boyte, Jr. and wife, Janelle C. Boyte by Warranty Deed from J. R. Coarsey, Trustee, dated June 4, 1957, recorded June 6, 1957, of record in Book 2649, page 261, Register's Office for Davidson County, Tennessee.

The said Janelle C. Boyte died on August 8, 2015 leaving John W. Boyte, Jr., as the surviving tenant by the entirety.

This is improved property located at: **711 Westchester Drive, Madison, TN 37115**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this **6th** day of **January, 2016.**

GRANTOR(S)

John W. Boyte, Jr.

John W. Boyte, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John W. Boyte, Jr.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **6th** day of **January, 2016.**

C. M.

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017