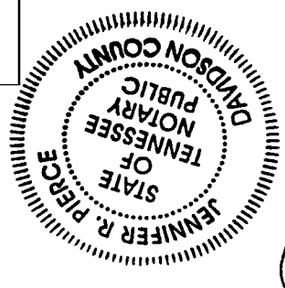
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/16 15:55 2 pgs
Fees:13.00 Taxes:148.00
20160303-0020744



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of February, 2016

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Harold T. Boyd	New Owner	060-02-0-275.00
1613 Sunset Circle		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John T. Shelby, widower,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Harold T. Boyd,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, being Lot No. 110 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, Pages 50 and 51, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Ewing Lane, at the northeast corner of lot No. 111 on said Plan; thence, with the southerly margin of said land, eastwardly 118 feet to the northwest corner of Lot No. 109 on said Plan; thence, with the line between said Lot Nos. 109 and 110, southwardly 260 feet to the common corner of Lot Nos. 109, 110 and 114; thence, with the line between said Lot Nos. 110 and 114, southwestwardly 155.5 feet to the northwest corner of said Lot No. 114; thence, north 78 deg. 03' West, 50 feet to the southeast corner of said Lot No.111; thence, with the line between said Lot Nos. 110 and 111, northwardly 400 feet to the beginning.

Being the same property conveyed to John T. Shelby and wife, Julia Faye Shelby from Lester W. Parker and wife, Martha L. Parker by Warranty Deed on September 7, 1979, of record in Book 5495, Page 593, Register's Office for Davidson County, Tennessee. Said Julia Faye Shelby having since died on 5/1/04, leaving John T. Shelby as the surviving tenant.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Pages 50 and 51, Register's Office for Davidson County, Tennessee.

This is improved property known as: **324 Ewing Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 25, 2016.

John T. Shelby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John T. Shelby** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 25, 2016

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.