WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/16 12:00 3 pgs
Fees:18.00 Taxes:1665.00
20160418-0037067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/4/18
(AFFIX SEAL)

PAULA F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Boyd	new owner	103-03-0-094.00
(NAME)	(NAME)	
5104 Idaho Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, SARA LEBLANC SAIN, FKA SARA M. LEBLANC AND LARRY J. LEBLANC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS M. BOYD AND ELIZABETH CLAIRE BOYD, HUSBAND AND WIFE, 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:

Being part of Block No. 19 in the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County. Tennessee, described as follows:

Beginning on the northerly margin of Idaho Avenue, formerly Fifth Avenue, 100 feet easterly from the easterly margin of 52nd Avenue, North, formerly 11th Street; thence easterly with the northerly side of Idaho Avenue 50 feet: thence at right angles northerly 150 feet to an alley; thence westerly with the southerly margin of said alley 50 feet; thence southerly and parallel with the easterly margin of 52nd Avenue, North 150 feet to the beginning.

Being the same property conveyed to SARA M. LEBLANC, UNMARRIED AND LARRY J. LEBLANC, MARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from ROBERT C. STANLEY AND RONNICA N. STANLEY, HUSBAND AND WIFE, of record in Instrument No. 20110726-0057249, dated July 14, 2011, said Register's Office.

Matt Sain joins in the execution of this instrument to convey any marital interest in the subject property.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet delinquent; all matters as shown on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5104 Idaho Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 15th day of April, 2016.

Larry J. LeBlanc

Sara LeBlanc Sain, fka Sara M. LeBlanc

Matt Sain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara LeBlanc Sain, fka Sara M. LeBlanc, Larry J. LeBlanc and Matt Sain, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of April, 2016

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18

True Copy Certification

I, Paul F. Soper, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

