WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

(AFFIX SEAL)

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
Nancy Hawthorne	SunTrust Mortgage, Inc.	103-06-0-071.00
(NAME)	(NAME)	
5515 Meadowcrest Lane	1001 Semmes Avenue, RVW 5093	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Richmond, VA 23224	
(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, THOMAS M. BOYD AND WIFE, ELIZABETH C. BOYD, FKA ELIZABETH C. HENNING, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY M. HAWTHORNE, AN UNMARRIED WOMAN AND GEOFFREY PARKER, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE, HER 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(s) 6, as shown on the map entitled Section One Richland Meadows, of record as Plat Book 2083, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS M. BOYD AN UNMARRIED MAN AND ELIZABETH C. HENNING, AN UNMARRIED WOMAN, by deed from MARGIE JEAN WILKERSON, of record as Instrument No. 20091214-0113802, dated December 10, 2009, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet delinquent; all matters as shown on the map entitled Section One Richland Meadows, of record as Plat Book 2083, page 40, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20160032591 DEEDWARR
Recvd: 04/20/16 15:14 2 pgs
Fees:13.00 Taxes:1095.20



20160420-0038472

unimproved ☐

This is improved ☒ property, known as 5515 Meadowcrest Lane, 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.

Thomas M. Boyd

Thomas M. Boyd

Elizabeth C. Boyd

Elizabeth C. Boyd, fka Elizabeth C. Henning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BOYD AND WIFE, ELIZABETH C. BOYD, FKA ELIZABETH C. HENNING, 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: 3/6/18