THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036901** BILL GARRETT, Davidson County Trans:T20160036658 DEEDWARR Recvd: 05/03/16 13:21 2 pgs Fees:13.00 Taxes:1887.00 20160503-0043527	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2016. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Wilson Stewart Boyd 4604 NEBRASKA AVE Nashville TN 37209-4619	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10304015600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher R. Janowiecki and Leigh B. Taylor, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wilson Stewart Boyd and Neily Todd Boyd, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being the Westerly half of Lot No. 9 and the Easterly half of Lot No. 10 of Block No. 11 on the map part of Sylvan Park of record in Plat Book 332, Page 104, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

SAID westerly part of Lot No. 9 and easterly half of Lot No. 10 fronts together 50 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Christopher R. Janowiecki, and wife Leigh B. Taylor by Warranty Deed from Brian P. Smith and Andrea G. Smith, husband and wife, recorded on the 21st day of March, 2012 in Instrument No. 20120321-0024022, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SYLVAN PARK, as recorded in Plat Book 332, Page(s) 104.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Restrictive Covenant for Detached Structure as set forth in instrument recorded in Instrument No. 20130517-0050169.

This is improved property located at 4604 NEBRASKA AVE Nashville TN 37209-4619

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of April, 2016.

Christopher R. Janowiecki

Leigh B. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher R. Janowiecki and Leigh B. Taylor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018