BILL GARRETT, Davidson County
Trans:T20160045532 DEEDWARR
Recvd: 05/31/16 12:24 2 pgs
Fees:13.00 Taxes:501.35
20160531-0054372

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,500.00

Affiant

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

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Clark and Huddleston 5044 Singing Hills Drive Antioch, TN 37013-5648	New Owner	176-01-0A-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam L. Boyd and Konshawntas Boyd,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Clark and Huddleston Properties, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam L. Boyd and Konshawntas J. Boyd by Special Warranty deed from Secretary of Veterans Affairs of record in Instrument No. 20041020-0126053 Register's Office for Davidson County, Tennessee, dated September 20, 2004 and recorded on October 20, 2004. (Value of consideration shown in aforementioned deed $155,155.00.) Being also known as 5044 Singing Hills Drive Antioch, TN 370135648.

This property is improved property known as 5044 Singing Hills Drive, Antioch, TN, 37013-5648

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 25th day of May, 2016.

Adam L. Boyd

Konshawntas Boyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Adam L. Boyd and Konshawntas Boyd** the bargainor(s), 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 Franklin, Tennessee, this the 25th day of May, 2016.

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016034317

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON