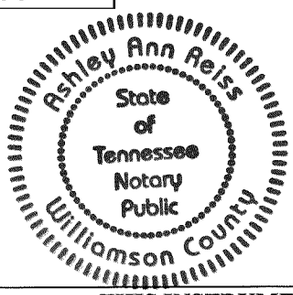
Davidson County DEEDWARR
Recvd: 05/31/16 14:09 3 pgs
Fees:18.00 Taxes:925.00
20160531-0054530



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Mandy Zerrus
Affiant

Subscribed and sworn to before me, this the 31st day of May, 2016.

Ashley Ann Reiss
Notary Public

My commission expires: 2/9/2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Phillip M. Boyd, Jr	Wells Fargo Bank, N.A.	**081-07-0-420.00**
1910 Cephas Street	101 North Phillips Ave	
Nashville, TN 37208-1437	Sioux Falls, SD 57104	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Raymond Porter, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip M. Boyd, Jr and Margienell Simone K. Boyd, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 19 on the Plan of Cephas Woodard Subdivision of Lots Nos. 5 and 6 of the Thomas Woodard Property as of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the Easterly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Raymond Porter by Warranty deed from Enrique Romero Garcia and Suzanne Keeton Romero, husband and wife of record in Instrument No. 20150727-0073538 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 27, 2015.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1910 Cephas Street, Nashville, TN 37208-1437.

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; and we do covenant with the said GRANTEE(S) 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 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/OUR HANDS EFFECTIVE AS OF May 31, 2016:

Raymond Porter

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Williamson	)	

Personally appeared before me, a Notary Public of said County and State, Raymond Porter, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 31st day of May, 2016.

My Commission Expires: 3-10-19

Notary Public

MANDY TERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

20161257R

True Copy Certification

I, Dora Mobley, 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 Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY