Davidson County	DEEDWARR
Recvd: 06/06/16 09:18	3 pgs
Fees:18.00 Taxes:925.00	
20160606-0056513	

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

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

Becca Moss
Affiant

Subscribed and sworn before me this the 30th ~~2nd~~ day of June, 2016.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public
My commission expires: SEP 2 0 2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lesalie Hastings 795 Evening Ave Antioch, TN 37013	Lesalie Hastings 795 Evening Ave Antioch, TN 37013	182-01-0A-158.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DENNIS BOYD AND WIFE KA LIN BOYD, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LESALIE HASTINGS, a single person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Phase Three Sunset Hills RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20130619-0063025, 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 Dennis Boyd and wife Ka Lin Boyd by Warranty deed from Kashani Construction LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140507-0039123 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on May 07, 2014. (Value of consideration shown in aforementioned deed $215,000.00.)

Being also known as 795 Evening Ave Antioch, TN 37013.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 795 Evening Ave, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DB KB

Witness my hand this the 2nd day of June, 2016.

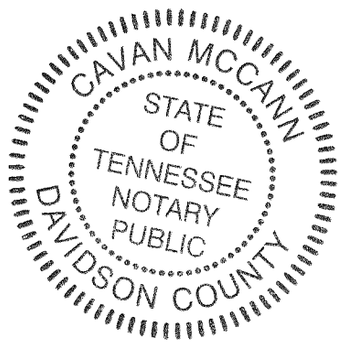
Dennis Boyd

Ka Lin Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dennis Boyd and Ka Lin Boyd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2016.



Notary Public
My commission expires: 9/10/18

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19

Notary' Seal (if on paper)

