WARRANTY DEED

16-06-001

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Natalie Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd day of June, 2016

Kelly Dorsey
Notary Public

My Commission Expires: ~~07/02/18~~ 5-20-17 (AFFIX SEAL)

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans: T20160047367 DEEDWARR
Recvd: 06/06/16 10:51 2 pgs
Fees: 13.00 Taxes: 1350.50
20160606-0056665

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DENNIS BOYD (NAME)	New Owner (NAME)	183-00-0
4076 Twin Oaks Lane (ADDRESS)	(ADDRESS)	140.00
Cane Ridge, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **JERRY N. WILLIAMS, JR. AND WIFE, LISA WILLIAMS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DENNIS LEE BOYD AND KA LIN BOYD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND being situated in the Fifth Civil District of Davidson County, Tennessee being property surveyed by Charles "Chuck" Hyder, R. L. S., dated December 30, 1985, File no. 0037, Disc 1, being Lot No. 5 on said survey, described as follows:

BEGINNING at an iron pin at Twin Oaks Drive; pin being 1,826.30 feet from the intersection of Twin Oaks Drive and Old Hickory Boulevard; thence with Twin Oaks Drive, South 02 deg. 30' 25" West 338.63 feet to an iron pin, corner to Thomas Burton; thence with Burton's line, North 82 deg. 12' 20" West 765.65 feet to an iron fence post; thence with Lighthouse Baptist Church, North 00 deg. 47' 05" East 194.50 feet to an iron pin, corner of Lot No. 8; thence with Lot No. 8, North 12 deg. 01' 12" East 74.69 feet to an iron pin, corner to Lots 4 and 8; thence with Lot No. 4, South 87 deg. 29' 35" East 755.89 feet to the point of BEGINNING, containing 5.32 acres as surveyed by Charles "Chuck" Hyder, dated December 30, 1985.

LESS & EXCEPT the tract conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee from the vestees in Book 7823, Page 814, said Register's Office and more fully described as follows:
BEGINNING at the point of intersection of the proposed East margin of relocated Burkitt Road and the West boundary of this property, said point being 60 feet right of centerline station 262+25; thence North 1 degree 43 minutes 09 seconds West 69 feet to a point; thence North 13 degrees 02 minutes 51 seconds East 69 feet more or less to a point; thence South 86 degrees 20 minutes 53 seconds East 25 feet more or less to a point in the proposed East margin of relocated Burkitt Road; thence South 17 degrees 04 minutes 25 seconds West 141.51 feet to the point of BEGINNING, containing 2105 square feet and being part of the same property conveyed to Carolyn B. Jennings and husband Neal L. Jennings to Jerry Neil Williams Jr., and wife, Lisa Williams, as of record in Book 6821, Page 896, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to JERRY NEIL WILLIAMS, JR., AND WIFE, LISA WILLIAMS, by Deed from CAROLYN B. JENNINGS AND HUSBAND, NEAL L. JENNINGS, of record in Book 6821, Page 896, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants contained in Book 5047, Pages 640, 666, 671 & 712, and in Book 6821, Page 896, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **LISA WILLIAMS** pursuant to a Power of Attorney executed by same on the 25th day of May, 2016, and being filed for record in Instrument No. 20160606-0051004, and being recorded simultaneously herewith.

BEING property known as: **4076 Twin Oaks Lane, Cane Ridge, TN, 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 2nd day of June, 2016.

LISA WILLIAMS by

JERRY N. WILLIAMS, JR.

By:
JERRY NEIL WILLIAMS, JR., ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JERRY N. WILLIAMS, JR.,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 2nd day of June, 2016, before me personally appeared **JERRY NEIL WILLIAMS, JR.,** to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **LISA WILLIAMS**, and acknowledged that he executed the same as the free act and deed of the said **LISA WILLIAMS**.

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

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FROM: JERRY N. WILLIAMS, JR.
TO: DENNIS BOYD

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

JERRY NEIL WILLIAMS, JR., AFFIANT

Sworn to and subscribed before me this 2nd day of June, 2016.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY