Davidson County DEEDWARR
Recvd: 06/06/16 12:29 2 pgs
Fees:13.00 Taxes:869.50
20160606-0056809

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY
NOE & NEWCOMB
An Association of Attorneys
102 Frey St, PO Box 82
Ashland City, TN 37015

Anita C. Boyd

TO: John H. Dickey
6407 Henry Ford Drive
Nashville TN 37209

MAP & PARCEL:
091-12-0-070.00

SEND TAX BILLS TO: ~~SAME~~ Regions Bank
2050 parkway office Ct, Birmingham AL 35244

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Anita C. Boyd, Grantor herein, have bargained and sold and by these presents do convey unto John H. Dickey, an unmarried man, Grantee herein, his successors and assigns, the following described property:

> BEING LOT NO. 228 ON THE PLAN OF CHARLOTTE PARK , SECTION IV, of record in Plat Book 2663, Page 71, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to William E. Boyd, Jr. and wife, Anita C. Boyd, from Fred Seymour and wife, Lucy Seymour by deed dated August 6, 1965, of record in Book 3920, page 521, Register's Office for Davidson County, Tennessee. William E. Boyd, Jr. having since died on December 18, 1995, vesting title in Anita C. Boyd as surviving tenant by the entirety.
>
> This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all easements, setback lines, and all other matters as shown on the subdivision plan for Charlotte Park of record in Plat Book 2663, page 71, Register's Office of Davidson County, Tennessee, and all other matters of record.
>
> This is improved property known as 6407 Henry Ford Dr, Nashville, TN 37209.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

Floyd R. Freeman, Sr., joins in this deed and does hereby convey unto the Grantee any and all

IN WITNESS WHEREOF, I have hereunto set my hand, this the 3rd day of June, 2016.

Anita C. Boyd

Floyd R. Freeman, Sr.

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ DAVIDSON MS

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Anita C. Boyd and Floyd R. Freeman, Sr., the within named bargainors, 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, at office, this the 3rd day of June, 2016.

NOTARY PUBLIC

MARTHA BROOKS MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

SWORN to and subscribed before me,

this the 3 day of May, 2016.

NOTARY PUBLIC

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: 7-5-16

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 7-5-16