(1)

THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160051022 DEEDWARR
Recvd: 06/16/16 09:51 2 pgs
Fees:13.00 Taxes:1611.35
20160616-0060972

File: P16-8224-PILK

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Angela Nguyen 5349 Granny White Pike Nashville, TN 37027	NEW OWNER	145140001400

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PATRICIA QUEEN BOYD AND GARY L. BOYD, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELA NGUYEN, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 176 on the Plan of Tyne Valley Estates, Section 10, of record in Book 3700, Page 136, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Queen Boyd and Gary L. Boyd, wife and husband, by Warranty Deed from Edmond R. Queen and wife, Cynthia W. Queen, dated November 25, 1998, and of record in Book 11238, Page 806, Register's Office for Williamson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ( )
This is improved (X) property, known as: **5349 Granny White Pike, Brentwood, TN 37027**

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 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 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.

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Witnessed this the 2 day of June, 2016.

Patricia Queen Boyd

Patricia Queen Boyd

Gary L. Boyd

STATE OF Virginia

COUNTY OF Augusta

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

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

My Commission expires 11/30/2020

Melissa Ann Galvin
Notary Public

SEAL

Melissa Ann Galvin
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7678943
My Commission Expires 11/30/2020

STATE OF Virginia

COUNTY OF Augusta

Personally appeared before me, a Notary Public in and for said County and State, the within named **Gary L. Boyd** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he/she executed the within instrument of the purposes therein contained.

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

My Commission expires 11/30/2020

Melissa Ann Galvin
Notary Public

SEAL

Melissa Ann Galvin
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7678943
My Commission Expires 11/30/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,500.00.

Affiant

Subscribed and sworn to before me on this the 14th day of June, 2016.

My Commission expires 03-07-17

Georgette R Kennedy
Notary Public

GEORGETTE R. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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