RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167818

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070040 DEEDWARR
Recvd: 08/12/16 10:30 2 pgs
Fees:13.00 Taxes:1724.20
20160812-0084126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $466,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2016.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew E. Boyd *et ux* 5540 Saddlewood Lane Brentwood, TN 37027	~~Same address as new owner~~ Bancorp South 13331 Emerald Coast Pkwy Miramar Beach, FL 32550	171 00 0 110.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Six Thousand and 00/100 Dollars ($466,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DONNA RAY ANTHONY, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MATTHEW E. BOYD AND SANDRA K. BOYD, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A parcel or tract of land in Davidson County, Tennessee more particularly described as follows in accordance with a description prepared by Anderson-Delk & Associates, Inc.:

Beginning at a point on the easterly margin of Saddlewood Lane, said point being the most northwesterly corner of Lot 10 on the plan of Saddlewood as of record in Book 5200, page 128, Register's Office Davidson County, Tennessee; thence with the common line of the herein described tract and said plan of Saddlewood, South 52 degrees 50 minutes 57 seconds East a distance of 262.17 feet to a point being the southwesterly corner of Lot 10 on the plan of Saddlewood also being the most northwesterly corner of Lot 39 on the plan of Cottonport Plantation Phase 2, as of record in Book 6900, page 950, Register's Office, Davidson County, Tennessee; thence South 57 degrees 26 minutes 46 seconds East a distance of 25 feet to a point, said point being the most northeasterly point of the herein described tract; thence South 32 degrees 56 minutes 48 seconds West a distance of 531.72 feet to a point, said point being the most southerly point of herein described tract; thence with a common line of herein described tract and C. Wayne Meadows and Edward R. Phillips property the deed for which is of record in Book 9324, page 398, Register's Office Davidson County, Tennessee, North 28 degrees 35 minutes 57 seconds West a distance of 463.03 feet to a point, in the

easterly margin of Saddlewood Lane, said point being the most westerly point of the herein described tract; thence along the easterly margin of Saddlewood Lane North 61 degrees 22 minutes 57 seconds East a distance of 109.00 feet to a point; thence continuing along the easterly margin of Saddlewood Lane with a curve to the left having a radius of 583.00 feet, a chord bearing and distance of North 49 degrees 17 minutes 40 seconds, East 244.18 feet and an arc length of 246.00 feet to the point of beginning, containing 3.48 acres, more or less.

Being the same property conveyed to Donna Ray Anthony (being one and the same and aka, Donna R. Anthony), by Quitclaim Deed from Sharon Anthony Weesner (being one and the same and also known as Sharon E. Anthony) and husband, Michael Weesner, dated 1/19/2009, recorded 1/23/2009, of record in Instrument #20090123-0006174, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5540 Saddlewood Lane, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 9th day of August, 2016.

Donna Ray Anthony

DONNA RAY ANTHONY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Donna Ray Anthony, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9th day of August, 2016.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017