BILL GARRETT, Davidson County
Trans:T20160103707 DEEDWARR
Recvd: 11/23/16 10:57 2 pgs
Fees:13.00 Taxes:680.80

20161123-0123728

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $184,000.00

Affiant

Subscribed and sworn to before me, this 10th day of October, 2016

Notary Public

My commission expires: 6-30-2019

TENNESSEE NOTARY PUBLIC OF WILLIAMSON COUNTY NICHOLS

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephanie L. Moseley	SAME	**04211006300**
653 Old Hickory Boulevard		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Teresa S Boyd and husband, Jeffrey Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie L. Moseley, unmarried

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, Tennessee, being Lots 3 to 6, inclusive of Block "C" on the Plan of Marthonna, not of record, described according to a survey made by J.A. Mefford, Surveyor, December 1973, as follows:

Beginning on the Southerly margin of Old Hickory Boulevard, at a point 100 feet West of the Northwest corner of the property conveyed to Jesse M. Curtis by deed from Cumberland Development Company, of record in Book 1133, page 347, Register's Office for said County, being the corner of Lots Nos. 6 & 7; thence with the line between said two lots, Southwardly 248.8 feet to the corner of Lots Nos. 2 & 3, thence with the line between said two lots, Northwardly 229.2 feet to the Southerly margin of Old Hickory Boulevard; thence with the same, Eastwardly 102 feet to the beginning.

Including, but not limited to easements of record in Book 5186, page 595, and Book 5613, page 278, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Teresa S Boyd and husband, Jeffrey Boyd, from William Ray Mallard and Thomas E. Danko, by Warranty Deed dated January 31, 2001 of record in Instrument No. 20010206-0011728, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 653 Old Hickory Boulevard, Madison, TN 37115.

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 in 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.

Witness my/our hand(s) this 10th day of October, 2016.

Teresa S Boyd 11-16-2016

Jeffrey Boyd 11-16-2016

STATE OF Florida
COUNTY OF Orange

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

Witness my hand, at office, this 10th day of October, 2016.

Notary Public 11-16-2016

My Commission Expires:

DORIS SHELDON
Notary Public - State of Florida
Commission # FF 946447
My Comm. Expires Dec 28, 2019
Bonded through National Notary Assn.