WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/17 09:34 2 pgs
Fees:13.00 Taxes:629.00
20170130-0009414

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 24th day of January, 2017

Notary Public
My Commission expires: 5-24-2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
TORQUE DEVELOPMENT GROUP, LLC	SAME	06103007900
8001 ANNA COURT		
Greenbrier, TN 37073		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michael W. Boyd**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **TORQUE DEVELOPMENT GROUP, LLC:**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the Plan of Bradford Heights as of record in Book 1835, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 77 feet on the southerly side of Joyce Lane and runs back between lines 160.9 feet on the west line and 173.1 feet on the east line to a dead line measuring 75 feet thereon.

Being the same property conveyed to Mary Warner Boyd from THE TRUSTEES OF GALLATIN ROAD BAPTIST CHURCH, Pursuant to resolutions duly passed by the Congregation of the Church on the 21st day of June 1970, by Warranty Deed on July 31, 1970, of record in Book 4437, Page 383, Register's Office for Davidson County, Tennessee. Further conveyed to THE MARY WARNER BOYD REVOCABLE LIVING TRUST from Mary Warner Boyd by Quitclaim Deed on November 11, 1997, of record in Book 11887, Page 17, Register's Office for Davidson County, Tennessee. NOTARIZED SUMMARY OF TRUST THE MARY WARNER BOYD REVOCABLE LIVING TRUST AGREEMENT of record in Book 10887, Page 20, Register's Office for Davidson County, Tennessee. Further conveyed to Michael W. Boyd from Mary A. Foster and Barbara B. Carnahan, as Joint Successor Trustees of THE MARY WARNER BOYD REVOCABLE LIVING TRUST by Quitclaim Deed on July 17, 2015, of record in Instrument Number 20150720-0070395, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,532.06 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 06103007900, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 84, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1020 Joyce Lane, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 25, 2017.

Michael Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael W. Boyd** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 25, 2017

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.