STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $420,000.00 (Four Hundred Twenty Thousand).

AFFIANT

Subscribed to and sworn before me this 1st day of February, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1/24/2020 (NOTARY SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

Davidson County DEEDWARR
Recvd: 02/02/17 11:01 2 pgs
Fees:13.00 Taxes:1554.00
20170202-0011289

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Marla Richardson 2309 Cisco Street Nashville, TN 37204	First Community Mortgage 262 Robert Rose Dr Ste 101 Murfreesboro TN 37129	11802002200

WARRANTY DEED

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, I/WE, **LISA M. BOYKIN SANDERS, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARLA RICHARDSON, A SINGLE PERSON,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 9 on the Map of David Lipscomb's Subdivision, as of record in Book 547, Page 145, Register's Office for said County.

Said Lot No. 9 fronts 55 feet on the westerly side of Cisco Street and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Delores Hillistene Williams Boykin, unmarried, by deed from Alvin K. Butner and wife, Dorothy L. Butner of record in Book 3904, Page 914 and re-recorded in Book 3919, Page 399, Register's Office for Davidson County, Tennessee. The said Delores Hillistene Williams Boykin a/k/a Delores H. Boykin having died September 3, 2011 and by the Third Item of the Last Will and Testament of Delores H. Boykin, deceased, of record in Probate File 11P1811, Probate Court Clerk's Office for Davidson County, Tennessee, and Instrument No. 20111220-0099457, Register's Office for Davidson County, Tennessee, subject property was devised to Lisa M. Boykin Sanders.

Being also known as 2309 Cisco Street, Nashville, Tennessee 37204.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **2309 CISCO STREET** **NASHVILLE, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 1st day of February, 2017

Lisa M. Boykin Sanders

Lisa M. Boykin Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of February, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lisa M. Boykin Sanders** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of February, 2017.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

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

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

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON