BILL GARRETT, Davidson County
Trans:T20170034672 DEEDWARR
Recvd: 04/25/17 10:27 2 pgs
Fees:13.00 Taxes:721.50
20170425-0040379

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2017.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Halie Clouse	New Owner	
1426 Taylor St #5		082-08-0-167.00
San Francisco. CA 94133		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DELISEA BOYD, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HALIE CLOUSE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 175, Block 1 on the Map of F. O. Beazley's McFerrin Addition to East Nashville, of record in Plat Book 57, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 175 fronts 50 feet on the Westerly side of Myrtle Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jennie Cowan Dennings, sole and separate estate, by deed from Willie Cowan and wife, Jennie Vaughn Cowan, as of record in Book 2490, Page 492, Register's Office for Davidson County, Tennessee. Jennie E. Dennings having died on January 15, 2014 in Davidson County, Tennessee. Jennie E. Dennings having died intestate. Tarrance Boyd, Tonita White, Delisea Boyd and Mitchell Boyd being her only surviving heirs as referenced in Affidavits of Heirship of record in Instrument No. 20140411-0030522 and Instrument No. 20140411-0030523.

Being the same property conveyed to Delisea Boyd by Quitclaim deed from Tarrance Boyd, Tonita White, Delisea Boyd and Mitchell Boyd, as the only heirs of Jennie Cowan Dennings, also known as Jennie E. Dennings of record in Instrument No. 20140411-0030524 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 11, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 404 Myrtle Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of April, 2017.

Delisea Boyd

Delisea Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Delisea Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of April, 2017.

J Brandon Miller

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018