File Box 8

BILL GARRETT, Davidson County
Trans:T20170050483 DEEDWARR
Recvd: 06/13/17 14:38 4 pgs
Fees:23.00 Taxes:2278.83
20170613-0059361

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
333 Commerce Street, Suite 1400
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Scott B. Boyd and Regina C. Jensen 3915 Vailwood Drive Nashville, Tennessee 37215	**SAME**	**117 13 0A 144.00 CO**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LAURA L. GARNER** (referred to hereinafter as "Grantor"), an unmarried individual, has bargained and sold and does hereby transfer and convey unto **SCOTT B. BOYD** and **REGINA C. JENSEN,** as tenants in common (referred to hereinafter collectively as "Grantees"), their heirs and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as 3915 Vailwood Drive, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantees and their heirs and assigns forever.

AND Grantor does hereby covenant with Grantees that she is lawfully seized and possessed of the Property in fee simple, that she has a good right to sell and convey the same, and that the same is unencumbered except for (1) 2017 real estate taxes, a lien but not yet due and payable, and real estate taxes for subsequent years, (2) matters shown on the Plan of record

in Book 5050, page 56 Register's Office for Davidson County, Tennessee, as further shown on Exhibit "B" to the Masters Deed of record in Book 5289, page 5, said Register's Office; and (3) the provisions of the condominium Master Deed of record in Book 5289, page 5, said Register's Office, which submits the Property to a Horizontal Property Regime pursuant to the provision of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters to which Master Deed reference is hereby made for more particulars, but deleting any covenant, conditions or restrictions that would violate 42 U.S.C. 3604c.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of June, 2017.

LAURA L. GARNER

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $615,900.00.

AFFIANT

Subscribed and sworn to before me, this 12th **day of June, 2017.**

NOTARY PUBLIC

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for this State and County), **LAURA L. GARNER**, the within named bargainor, 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, at office, this 9th day of June, 2017.

Notary Public

My Commission expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Exhibit A
(Property Description)

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 8-B of Point Set Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, page 56 and further shown on Exhibit "B" to the Master Deed of record in Book 5289, page 5, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements on the Condominium.

Being the same property conveyed to Laura L. Garner, unmarried, by Warranty Deed from Joyce M. Rice, unmarried, dated April 7, 2004 and recorded on May 7, 2004 of record in Instrument No. 20040507-0052527, Register's Office for Davidson County, Tennessee.