BILL GARRETT, Davidson County
Trans:T20170066784 DEEDWARR
Recvd: 08/03/17 09:51 2 pgs
Fees:13.00 Taxes:1217.30
20170803-0079097

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1064

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2017

Notary Public
Commission Expires: 4-10-18

SUSAN L HEINRICH ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel W. Boyette 1242 Plymouth Avenue Nashville, TN 37216	new owner	061-12-0-100.00

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,

Mary Ann Nicholson, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel W. Boyette, an unmarried man, and James E. Boyette and ~~and~~ Lisa W Boyette, husband and wife, tenants in common

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 Lot No. 7 and the Westerly one-half of Lot No. 8 on the Map showing the Re-Subdivision of certain Lots in Eastdale Place, as of record in Book 974, Page 22, Register's Office for said County.

Said Lot No. 7 and part of Lot No. 8 adjoin and front together 90 feet on the South side of Plymouth Avenue, and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Robert K. Nicholson and wife, Mary Ann Nicholson by Warranty deed from Sam Hugh Harlin and wife, Alyne Gill Harlin of record in Book 4319, page 527, Register's Office for Davidson County, Tennessee, dated March 19, 1969 and recorded on March 24, 1969.

And being the same property divested out of Robert Kim Nicholson and vested to Mary Ann Nicholson by Final Decree entered in the Probate Court of Davidson County, Tennessee, Case No. 61932, of recorded on September 12, 1988, in Book 7649, Page 969.

Being also known as 1242 Plymouth Avenue Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1242 Plymouth Avenue, Nashville, TN 37216.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of July, 2017.

Mary Ann Nicholson

Mary Ann Nicholson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Mary Ann Nicholson

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 and official seal at Nashville, Tennessee this 27th day of July, 2017.

Notary Public
My Commission Expires: 9-10-18

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

(Notary Seal)