WARRANTY DEED

File #17282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-15-2017

(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

BILL GARRETT, Davidson County
Trans:T20170068365 DEEDWARR
Recvd: 08/08/17 10:44 2 pgs
Fees:13.00 Taxes:592.00
20170808-0081030

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TLC Homes, LLC	Same	-161-05-0C-115.00-CO
(NAME)	(NAME)	
7813 Indian Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nicholas Charles Boyde and Shelby Boyde, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TLC Homes, LLC,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit 15 on the Plan of Huntington Park Townhomes of record in Book 8813, Page 573, as amended in Book 9018, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Charles Boyde, unmarried by Warranty deed from James E. Anderson, married of record in Instrument No. 20130805-0081402 Register's Office for Davidson County, Tennessee, dated July 18, 2013 and recorded on August 05, 2013.

Nicholas Charles Boyd having since married the said Shelby Boyde and the said Shelby Boyd joins in this conveyance for the purpose of conveying any interest she mave have in the above referenced property marital or otherwise.

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.

unimproved ☐
This is improved ☒ property, known as 761 Huntington Parkway, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 my hand this 3rd day of August, 2017.

Nicholas Charles Boyde

Shelby Boyde

STATE OF Pa.

COUNTY OF Huntingdon

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Nicholas Charles Boyde and Shelby Boyde, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2017.

My Commission Expires:_____

Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Walter L. Butler, Notary Public
Union Twp., Huntingdon County
My Commission Expires Aug. 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES