

Davidson County DEEDWARR
Recvd: 08/21/17 14:30 3 pgs
Fees:18.00 Taxes:925.00
20170821-0085675

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

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

Notary Public
My commission expires: January 5, 2020

05-1707-67144

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Marcel Nana	~~Marcel Nana~~ Movement Mortgage	136-05-0-A-122.00 CO
305 Tinney Circle	~~305 Tinney Circle~~ 8024 Calvin Hall Rd.	
Nashville, TN 37217	~~Nashville, TN 37217~~ Indian Land, SC 29707	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Luther Edward Boyette, Jr. and wife, Dana Brown Boyette**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marcel Nana and Audrey Nana, Husband and Wife,** hereinafter called the Grantees, their successors 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. 105, on the Plan of The Enclave at Bayview Estates (Formerly known as Bayview Estates), Phase Four, of record in Instrument No. 20030703-0092328, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Luther Edward Boyette, Jr. and wife, Dana Brown Boyette by deed from Gregory V. Roberson and Nancy L. Roberson, husband and wife, dated July 20, 2009, recorded July 24, 2009, of record in Instrument No. 20090724-0069488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 305 Tinney Circle, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of August, 2017.

Luther Edward Boyette, Jr.

Dana Brown Boyette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Luther Edward Boyette, Jr. and Dana Brown Boyette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TN, this 21st day of August, 2017.

Notary Public
State of Tennessee at Large

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY