NEW OWNER:
NICHOLAS HEAD
5169 HIGHLANDER DRIVE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel
163020A03300 CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1369

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 2685 DEEDWARR
09/20/2017 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20170920-0096480

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TERRENCE DALE BOYCE and REBEKAH D. SHARP, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **NICHOLAS HEAD, an unmarried person,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 194 on the Plan of Hickory Highlands Place, Section Three, Phase 1A, as shown on the plat of the same of record in Instrument No. 20031014-0151914, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to TERRENCE DALE BOYCE and wife, REBEKAH D. SHARP by Warranty Deed from Jerry Butler Builders, LLC., a Tennessee limited liability company, dated April 27, 2005, and of record in Instrument No. 20050502-0048505, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **5169 HIGHLANDER DRIVE, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20031014-0151914, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 13th day of September, 2017.

TERRENCE DALE BOYCE

REBEKAH D. SHARP

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TERRENCE DALE BOYCE and REBEKAH D. SHARP**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of September, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$180,000.00**.

Liz Davis

AFFIANT

Sworn to and subscribed to before me this 13th day of September, 2017.

NOTARY PUBLIC

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

TRUE COPY CERTIFICATION

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

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

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

Sheila

Notary Public

My commission expires: 3/19/19

