Bill Garrett Davidson County
Batch# 3762 DEEDWARR
09/22/2017 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20170922-0097408

#33911

WARRANTY DEED

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Molly Ruth Boyte and William E. Boyte, Jr.	Franklin Synergy Bank	119-1-382
(NAME)	(NAME)	
316 Valeria Street	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171907

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,**WE, KATIE LEE RICE NKA KATIE LEE LAGRANGE, MARRIED AND JAMES E. RICE AND WIFE, PAMELA RICE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MOLLY RUTH BOYTE, UNMARRIED AND WILLIAM E. BOYTE, JR., MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 53 on the Plan of Overhill City and W.H. Fox Subdivision of part of Cumberland Nurseries, as of record in Plat Book 332, page 21, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 50 feet on the north side of Valeria Street, and runs back northwardly, between parallel lines, 150 feet to an alley.

Being the same property conveyed to Katie Lee Rice, unmarried and James E. Rice and wife, Pamela Rice by deed from Mid Ohio Securities Corp., Custodian FBO Edward W. Meek IRA #30220, dated October 25, 2012, of record in Instrument No. 20121106-0102111, Register's Office for Davidson County, Tennessee. The said Katie Lee Rice having since married and is now known as Katie Lee LaGrange.

This is not, and has never been, the marital residence of Katie Lee LaGrange.

This conveyance is subject to the following: Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 332, page 21, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 316 Valeria Street, Nashville, TN 37210
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hand this 19th day of September, 2017

Katie Lee LaGrange

James E. Rice

Pamela Rice

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Katie Lee LaGrange and James E. Rice and Pamela Rice, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th of September, 2017.

Notary Public
My Commission Expires: 3/23/21



True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

