Prepared By:
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(901) 761-8111

Once Recorded, Return To:
Title Center of the South
783 Old Hickory Blvd., Suite 356
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 11907 **DEEDWARR**
10/12/2017 08:05:29 AM 2 pgs
Fees: $13.00 Taxes: $3,977.50
20171012-0104501

WARRANTY DEED

THIS INDENTURE, made and entered into this 3 day of October, 2017, by and between Charlotte G. Kintzel as Trustee for the Charlotte G. Kintzel 2001 Trust, party of the first part, and Joshua Boyd and Nicole Boyd, husband and wife party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

TRACT 1:
Land in Davidson County, Tennessee, being the northerly part of Lot No. 15 on the map of a Subdivision of the power property of record in Book 421, Page 65, Register's Office for said County, and described as follows:

Said part of said lot fronts 80 feet on the easterly side of Thomas Street and runs back between lines, 61.5 feet more or less along the south line of the first alley north of Pearl Street, to a dead line in the rear measuring 83.5 feet thereon.

TRACT 2:
Land in Davidson County, Tennessee, being part of Lot No. 15 on the map of a Subdivision of the power property as of Record in Book 421, Page 65, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Thomas Street, said point being 80 feet south of the first alley north of Pearl Street; thence easterly 61.5 feet more or less to a point in the east line of Lot 15, which is 83.5 feet south of said alley; thence with the east line of Lot 15, southerly 83.5 feet to point; thence westerly 60 feet more or less to the easterly margin of Thomas Street; thence with the margin of the same northerly 80 feet to the beginning.

Being the same property as conveyed to Charlotte G. Kintzel, as Trustee for the Charlotte G. Kintzel 2001 Trust, by Warranty Deed recorded on April 20, 2015 in Instrument No. 20150420-0034765, Register's Office of Davidson County, Tennessee.

That certain real property also being commonly known as **1829 Jo Johnston Avenue Nashville, TN 37203.**

Tax Parcel: 092 07 0 381.00.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

Subject to matters shown on recorded plats (including, but not limited to that certain plat of record at Plat Book 421, Page 65 in the Register's Office of Davidson County, Tennessee); or easements, restrictions, liens, restrictive covenants filed of record; any encroachment, encumbrance, violation, adverse circumstance affecting title that would be disclosed by an accurate survey of said property; and any unpaid 2017 Real Estate Taxes and/or Assessments, and subsequent years, not yet due and payable.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Charlotte G. Kintzel, Trustee

Charlotte G. Kintzel as Trustee for the
Charlotte G. Kintzel 2001 Trust

STATE OF California
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Charlotte G. Kintzel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged and executed the foregoing instrument for the purposes therein contained under her own free act and deed.

WITNESS my hand and seal, this 3 day of October, 2017.

Shelley A. Jordan
Notary Public

SHELLEY A. JORDAN
Commission # 2131487
Notary Public - California
Santa Clara County
My Comm. Expires Oct 24, 2019

My commission expires: October 24, 2019

STATE OF TN
COUNTY OF Sumner

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,075,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of Oct., 2017.

Brenda Huntsman
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY BRENDA HUNTSMAN

My commission expires: 11/20/18

Property Address: 1829 Jo Johnston Ave, Nashville, TN 37203.

Mail Tax Notices To: [redacted] 6780 Autumnwood Dr.
Nashville, TN 37221

Name and Address of Property Owner: Joshua Boyd and Nicole Boyd
6780 Autumnwood Drive, Nashville, TN 37221

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075