Bill Garrett Davidson County
Batch# 19350 DEEDWARR
10/30/2017 01:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,611.49
20171030-0110980

WARRANTY DEED

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,537.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/15/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. John Ritter and Bobbie L. Ritter	New Owner	
(NAME)	(NAME)	
8367 Collins Rd.		155-057.02
(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, WE, PHILLIP W. BOYD, UNMARRIED, AS TO A 70% INTEREST AND STEPHEN C. BOYD, MARRIED, A TO A 30% INTEREST, AS TENANTS IN COMMON, SUBJECT TO A LIFE ESTATE VESTED IN FRED W. BOYD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO F. JOHN RITTER AND BOBBIE L. RITTER, HUSBAND AND WIFE, 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:

SEE ATTACHED EXHIBIT "A"

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

unimproved
This is improved x property, known as 8367 Collins Rd., Nashville, TN 37221
(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 26 day of October, 2017

PHILLIP BOYD

Stephen Boyd by Phillip Boyd

STEPHEN BOYD, BY: PHILLIP BOYD, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Boyd, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of October, 2017.

Commission expires: 3/8/21

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26 day of October, 2017, before me personally appeared Phillip Boyd, to me known to be the person who executed the foregoing instrument on behalf of Stephen Boyd and acknowledged that he executed the same as the free act and deed of Stephen Boyd.

Witness my hand and official seal at Nashville, Tennessee this 26 day of October, 2017.

Commission expires: 3/8/21

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public

EXHIBIT "A"

Certain real property situated in Davidson County, Tennessee, and described as follows:

A parcel of land in the 9th Civil District of said County and State, on South side of the Collins Road, being a portion of a tract of record in Book 2396, Page 169, Register's Office for said County. Surveyed in October 1964 by S. H. Hutchison as follows: Beginning at a point in the Collins Road, the North West corner of W. C. Boyd's 10.06 acre tract, stake in line on South margin of road, thence with West line of W. C. Boyd land, South 3 deg. West 1494 feet to a stake on South side of a 15 foot road, in E. J. Moss line; thence with the Moss line, North 88 deg. West 435 feet to a corner post, a corner in the Moss line; thence with center of a 26 foot proposed road, North 4 deg. 30' East 1504 feet to a stake on North margin of the Old Collins Road and Kempkau's South line; thence with the Kempkau line, South 86 deg. 30' East 400 feet to point of beginning, containing 14.38 acres, being the same more or less. The above tract includes but excludes the Old Collins road, and one half of a 26 foot road, and the 15 foot road on the South margin of this lot, all as indicated on plat.

Being the same property conveyed by Warranty Deed from Dorothy Boyd Dale to Fred W. Boyd and wife, Jean Boyd, as recorded on the 28th day of June, 1968 in Deed Book 4247, Page 130, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Fred W. Boyd and wife, Jean Boyd to Phillip W. Boyd a 70% interest and Stephen C. Boyd a 30% interest, as tenants in common, subject to a life estate vested in Fred W. Boyd, as recorded on the 30th day of September, 1997 in Deed Book 10627, Page 317, said Register's Office. Fred W. Boyd died on January 22, 2011.

Less and Except

Being a tract of land as shown on property Map 155, Assessor's Office of Davidson County, Nashville, Tennessee. Bounded in general by Roy Flowers on the South; Danny Doll and Mary Mayfield on the West; Fred Boyd remainder on the North; and Walter C. Boyd on the East, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 5106 Old Harding Road, Franklin, TN 37064, dated October 13, 1995, and more particularly described as follows:

Commencing at an existing iron pin on the North side of a drive leading to Collins Road, said pin being the Northwest corner of Fred W. Boyd (Ref. Deed Book 4247, Page 130, R.O.D.C.) and the Northeast corner of Mary Boyd Mayfield (Ref. Deed Book 3831, Page 882, R.O.D.C.) thence with the common line of Boyd and Mayfield South 09 deg. 03' 39" West 744.30 feet to an iron pin set on the West edge of a drive, the true point of beginning for the following described tract:

Beginning at an iron pin set on the West edge of a drive in said Mary Mayfield's East line, thence leaving Mayfield and with a new line South 82 deg. 07' 59" East 419.48 feet to an iron pin set in the West line of Walter C. Boyd (Ref. Deed Book 3466, Page 541 R.O.D.C.); thence with Boyd's West line South 08 deg. 05' 55" West passing a second Boyd tract (Ref. 3831, Page 878, R.O.D.C.) 739.40 feet to an existing iron pin at a fence corner, Walter Boyd's Southwest corner in Roy C. Flower's North line (Ref. Deed Book 8860, Page 559 R.O.D.C.); thence leaving Boyd and with Flower's North line passing just South of the fence North 82 deg. 07' 59" West 432.70 feet to an iron pin set at a corner post in Danny G. Doll's East line (Ref. Deed Book 6175, Page 443, R.O.D.C.); thence leaving Flower's and with Doll's West line North 09 deg. 09' 16" East 487.20 feet to an existing iron pipe in the center of a drive, the Northeast corner of Doll and the Southeast corner of the aforementioned Mary Mayfield; thence leaving Doll and with Mayfield North 09 deg. 03' 39" East 252.37 feet to the true point of beginning, containing 7.23 acres, more or less.

EXHIBIT "A" CONTINUED

Included in the above description is a 40 foot non-exclusive ingress-egress easement leading from the terminus of Collins Road to the Mary Boyd Mayfield property whose North line is described as follows:

Beginning at a point on the terminus of the Collins Road pavement in Fred W. Boyd's North line thence with the North margin of said 40 foot easement and Boyd's line South 80 deg. 06' 07" East 324.93 feet to an existing iron pin in a fence, Boyd's Northwest corner.

Included in the above description is a 26 foot non-exclusive reciprocal ingress - egress easement leading from the Collins Road Drive to the South property line of the above 7.23 acre tract described as follows:

Beginning at an iron pin in a fence the Northwest corner of Fred W. Boyd and the Northeast corner of Mary Mayfield; thence with the center of a 26 foot reciprocal non-exclusive easement South 09 deg. 03' 39" West 996.67 feet to an existing iron pipe in a drive, Danny Doll's Northeast corner, thence leaving Mayfield and with Doll's East line continuing with said easement South 09 deg. 09' 16" West 487.20 feet to an iron pin set at a corner post.

Being the same property conveyed to Stephen Clark Boyd by Quitclaim Deed from Fred W. Boyd and wife, Jean Boyd, recorded on the 23th day of January, 1996 in Deed Book 9924, Page 850, in the Register's Office of Davidson County, Tennessee.



True Copy Certification

I, __Amy Tidwell____, 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.

Signature

State of ___TN_____

County of ____Williamson_____

Personally appeared before me, Julie Dyess [Name of Notary], a notary public for this county and state, _Amy Tidwell_____[Name of person making certification] 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: 8/11/20

{Notary' Seal}

