WARRANTY DEED

Bill Garrett Davidson County
Batch# 35598 **DEEDWARR**
12/11/2017 08:58:01 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20171211-0125687

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/4/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew E. Boyd		132 14 0 082.00
(NAME)	(NAME)	
4621 Churchwood Drive	← Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Mary Ann Chester**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew E. Boyd, and wife Sandra K. Boyd**, HEINAFTER 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 99 on the Plan of Oak Hill Valley, as of record in Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Van Leer Drive at the corner of Lots Nos. 99 and 100; thence easterly with said Drive, 180.37 feet to a monument; thence northeasterly around a slight curve, 34.29 feet to a monument in the west margin of Churchwood Drive; thence north with said Drive, 255.75 feet to the corner of Lots Nos. 98 and 99; thence westerly along the line of said lots, 200 feet to the rear corner of Lots Nos. 99 and 100; thence southerly with the line of said lots, 247.70 feet to the beginning.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

Being the same property conveyed to Mary Ann Chester by Quitclaim Deed from James W. Baxendale, Deceased, and wife Martha Baxendale, Deceased, by all Heirs at Law, James W. Chester, Mac A. Chester, Mary Ann Chester and Clara Chester Martin, filed for record 07/14/2009 in Instrument No. 20090714-0065603, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4621 Churchwood Drive, Nashville, TN 37220
(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 our hands this 7th day of December, 2017.

Mary Ann Chester

State of Tennessee
County of Davidson

On this 7th day of December, 2017, before me, a Notary public in and for said County and State, personally appeared Mary Ann Chester, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019