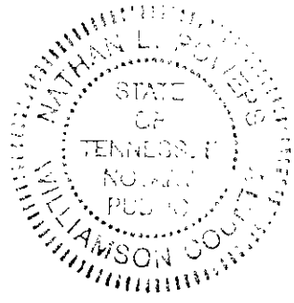
Bill Garrett Davidson County
Batch# 35862 DEEDWARR
12/11/2017 01:31:22 PM 2 pgs
Fees: $13.00 Taxes: $708.55
20171211-0126046



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $191,500.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 2017.

Notary Public

My commission expires: 01/17/21

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alicia Boyanowski, Brian Boyanowski, and Joseph Jackson	NEW OWNER	**134-13-0-041.00**
167 Lelawood Cir		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Wayne E. Tucker, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alicia Boyanowski, Brian Boyanowski and Joseph Jackson, as Co-Trustees of the Margaret Perry Entman Supplemental Needs Trust under agreement dated October 8, 2013

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Kenilworth Estates, Section One of record in Plat Book 2900, Page (s) 105 and 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 107 fronts 70 feet on the Northerly side of Garry Drive and extends back 142 feet on the Easterly line and 141.3 feet on the Westerly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to Wayne E. Tucker and wife, Shearon Tucker by Warranty deed from Martin Zeitlin, Trustee of record in Book 3163, page 349, Register's Office for Davidson County, Tennessee, dated December 05, 1960 and recorded on December 09, 1960.

Shearon Tucker, having died on April 2, 2013, in Rutherford County, Tennessee, leaving Wayne E. Tucker, as sole surviving tenant by the entirety.

This is improved property known as **284 Garry Dr., Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of December, 2017.

Wayne E. Tucker

Wayne E. Tucker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Wayne E. Tucker, 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, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 7th day of December, 2017.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SP 11/2015