WARRANTY DEED

Bill Garrett Davidson County
Batch# 63686 DEEDWARR
03/01/2018 08:20:34 AM 5 pgs
Fees: $28.00 Taxes: $969.13
20180301-0019012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$261,926.00**

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2018.

Notary Public

My Commission Expires: 03-06-2018

NANCY W. STABELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Wood Stabell Law Group, 4535 Harding Pike, Suite 100, Nashville, TN 37205

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
JOSH BOYD 6780 AUTUMNWOOD DRIVE NASHVILLE, TN 37221	Map 92-8 Parcel 74	JOSH BOYD 6780 AUTUMNWOOD DRIVE NASHVILLE, TN 37221

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALICE G. CARPENTER, TRUSTEE OF THE MEG – NASHVILLE LAND TRUST,** a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **JOSH BOYD AND WIFE, NICOLE BOYD** (the "Grantee"), and their successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This is improved property located and known as **511 19th Avenue North, Nashville, Tennessee 37203.**

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on Exhibit B attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee and his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 27th day of February, 2018.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SIGNATURE PAGE TO WARRANTY DEED

GRANTOR:

MEG NASHVILLE LAND TRUST

By: _____
Alice G. Carpenter, Trustee

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **ALICE G. CARPENTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee (or other officer authorized to execute the instrument) of **MEG – NASHVILLE LAND TRUST**, the within named bargainor, a trust, and that such trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Trust as trustee.

Witness my hand, at office, this 27th day of February, 2018.

_____
Notary Public

My Commission Expires: _____

NANCY W. STABELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2018

EXHIBIT A
DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Geo. I. Waddeys Subdivision, record in Plat Book 547, Page 130, and Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the MEG – Nashville Land Trust by Quitclaim Deed of record at Instrument No. 20090102-0000172, Davidson County Register of Deeds.

EXHIBIT B
EXCEPTIONS

Matters shown on plan of record in Book 547, page 130, Register's Office of Davidson County