WARRANTY DEED

Bill Garrett Davidson County
Batch# 68061 DEEDWARR
03/13/2018 09:56:47 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60
20180313-0023481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-10-22
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily Gail Kopp and Robyn Butsko	new owners	#08411023200
(NAME)	(NAME)	
2322 Selma Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS ($328,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
BRIAN DANIEL BOYD AND WIFE, GINGER BOYD,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
EMILY GAIL KOPP, MARRIED WOMAN, AND HER SPOUSE, ROBYN ANNE BUTSKO
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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Castlewood Estates, Section II, of record in Plat Book 2331, Page 91, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 165.4 feet on the northerly side of Selma Avenue and runs back between lines 295.9 feet on the westerly side line and 350.8 feet on the easterly side line to a line at the rear measuring 21 feet thereon.

Being the same property conveyed to Brian Daniel Boyd and wife, Ginger Boyd by deed from Janice Nicholas, unmarried, of record in Instrument 20130628-0066477, dated June 18, 2013, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2450, Page 469, amended in Book 2488, Page 295, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 91, said Register's Office.

The signature of Ginger Boyd is signed by his/her duly appointed Attorney-in-Fact, Brian Boyd, pursuant to the Power of Attorney of record in Instrument 20180313-0023480, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2322 Selma Ave., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

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 8th day of March, 2018.

Brian Daniel Boyd

Ginger Boyd
By: Brian 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 Brian Daniel Boyd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this March 8, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Brian Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Ginger Boyd as his/her/their Attorney in Fact as the free act and deed of the within named Ginger Boyd.

Witness my hand and official seal at Nashville, Tennessee, the March 8, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.