WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne D. Boyd, Trustee and Richard J. Boyd, Trustee of the Anne D. Boyd Trust dated June 3, 1998 and amended January 19, 2010	Anne D. Boyd, Trustee and Richard J. Boyd, Trustee of the Anne D. Boyd Trust dated June 3, 1998 and amended January 19, 2010	14906016600
(NAME)	(NAME)	
9953 Gary Dr.	9953 Gary Dr.	
(ADDRESS)	(ADDRESS)	
Browns Valley, CA 95918-9640	Browns Valley, CA 95918-9640	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 84837 DEEDWARR
04/26/2018 10:25:08 AM 5 pgs
Fees: $28.00 Taxes: $721.50

20180426-0039327

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Tomboy Properties, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne D. Boyd, Trustee and Richard J. Boyd, Trustee of the Anne D. Boyd Trust dated June 3, 1998 and amended Janaury 19, 2010, HEREINAFTER CALLED THE GRANTEE, 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 66 on the Plan of Oakwood Subdivision, Phase Six, Section Two, of record in Plat Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tomboy Properties, LLC from Christopher L. Thompson by Quitclaim Deed dated March 23, 2018 of record in Instrument No. 20180327-0028530, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Christopher L. Thompson from Sean T. Boyd and Wife, Andrea Boyd by Warranty Deed dated August 28, 2008 of record in Instrument No. 20080908-0091832, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF OAKWOOD SUBDIVISION, PHASE SIX, SECTION TWO, OF RECORD IN PLAT BOOK 7900, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

File No.: 2018-1340
GRE TN Warranty Deed

unimproved ☐

This is improved ☑ property, known as 1005 Oak Ridge Court, Antioch, TN 37013

(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 GRANTEE, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 19th day of April, 2018.

TOMBOY PROPERTIES, LLC

Sean T. Boyd, Member

STATE OF .

COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sean T. Boyd**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Member** of **Tomboy Properties, LLC**, the within named bargainor, a limited liability company, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Member**.

WITNESS my hand and seal this 19th day of April, 2018.

My Commission Expires:

See Attached

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Sacramento

On 04-19-2018 before me C. Koepke, Notary Public, personally appeared Sean T Boyd,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

C. KOEPKE
Notary Public - California
Sacramento County
Commission # 2171956
My Comm. Expires Dec 14, 2020

Signature C Koepke (affix seal)

unimproved ☐

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(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 GRANTEE, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 19th day of April, 2018.

TOMBOY PROPERTIES, LLC

Christopher Thompson, Member

STATE OF .

COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christopher Thompson**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Member** of **Tomboy Properties, LLC**, the within named bargainor, a limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Member**.

WITNESS my hand and seal this 19th day of April, 2018.

My Commission Expires:
04/04/2020

Notary Public

JEFFERSON E AVILES
Notary Public, State of New York
No. 01AV6339820
Qualified in Bronx County
My Commission Expires 04/04/2020

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115



unimproved ☐

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(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 GRANTEE, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 19th day of April, 2018.

TOMBOY PROPERTIES, LLC

Kaye-Thompson

Kathy Lazo-Thompson, Member

STATE OF New Jersey

COUNTY OF Middlesex

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathy Lazo-Thompson**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Member** of **Tomboy Properties, LLC**, the within named bargainor, a limited liability company, and that she as such Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by herself as such **Member**.

WITNESS my hand and seal this 19th day of April, 2018.

My Commission Expires:

KELLYANN C. DIAZ
NOTARY PUBLIC OF NEW JERSEY
ID # 50018389
My Commission Expires 6/29/2020

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115