WARRANTY DEED

Bill Garrett Davidson County
Batch# 94402 **DEEDWARR**
05/18/2018 12:48:46 PM 2 pgs
Fees: $13.00 Taxes: $850.63

20180518-0047883

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

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

File No.: 18-0377

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steven McDonald, an unmarried man	Movement Mortgage, LLC	Map #05108004100
(NAME)	(NAME)	
852 Argle Avenue	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($229,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID W. BOLYARD, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

STEVEN MCDONALD, AN UNMARRIED MAN,

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. 12 on the Plan of "Block C" on the revised plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot 12 fronts 50 feet on the westerly side of Argle Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to David W. Bolyard, unmarried, by Quitclaim Deed from Shelley L. Bolyard, unmarried, of record in Instrument 20180518-0047882, said Register's Office, dated May 5, 2018. And being the same property conveyed to David W. Bolyard and Shelley L. Bolyard, both unmarried, as tenants in common, by Quitclaim Deed from Joseph V. Ferrelli, Trustee, of record in Instrument 20060623-0075124, dated December 21, 2005, Register's Office for said County. See also deed of record in Instrument 20021101-0134429, 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 843, Page 7, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 852 Argle Avenue, Madison, TN 37115
(House No.) (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 17th day of May, 2018.

David W. Bolyard

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 David W. Bolyard, unmarried, 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 May 17, 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.