WARRANTY DEED

Bill Garrett Davidson County
Batch# 104858 DEEDWARR
06/15/2018 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20180615-0057487

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 7/10/2018

(AFFIX SEAL)

JILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blake C. Mishler	New Owner	093 04 0 129.00
(NAME)	(NAME)	
1005 Sevier St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ruby C. Boyd, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Blake C. Mishler, a single 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. 2 on the Plan of Shelby Hills Subdivision, of record in Book 3600, Page 17, Register's Office for said County.

SAID Lot No. 2 fronts 57 feet on the northeasterly margin of South Ninth Street and runs back between lines measuring 237.6 feet on the southeasterly side and 185 feet on the northwesterly side to a line in the rear on which it measures 61 feet.

BEING the same property conveyed to Clyde L. Boyd and wife, Ruby C. Boyd by Warranty Deed from Henry Hudson and Bill M. Bowman, dated August 25, 1965 and recorded September 2, 1965 in Book 3930, Page 601, Register's Office for Davidson County, Tennessee. The said Clyde L. Boyd died on November 16, 2016, leaving subject property vested solely in Ruby C. Boyd.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters shown on plat of record in Book 3600, Page 17, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☑ property, known as 1005 Sevier St., Nashville, TN 37206

(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 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 my/our hands this 14th day of June, 2018.

Ruby C. Boyd by Brenda Cruise Attorney-in-Fact
Ruby C. Boyd
By:Brenda Cruise, Attorney-in-Fact

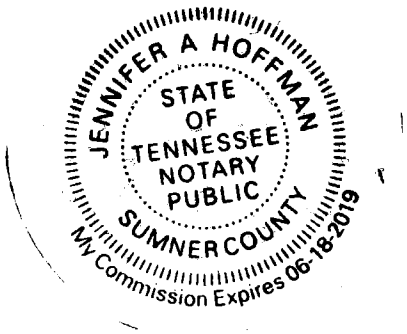
Brenda Cruise executed this instrument on behalf of Ruby C. Boyd pursuant to a Power of Attorney of record in Instrument No. 201806150057486 in the Register's Office for Davidson County, Tennessee.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Cruise with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Ruby C. Boyd as her Attorney in Fact as the free act and deed of the within named Brenda Cruise.

WITNESS my hand and seal this 14th day of June, 2018.

Jennifer A Hoffman
Notary Public
My Commission Expires: 6/18/19



File No.: 20181770

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/10/2018