WARRANTY DEED

Bill Garrett Davidson County
Batch# 120338 DEEDWARR
07/24/2018 04:04:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20180724-0072261

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$235,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 19th day of July, 20 18.

Shauna Daniels
Notary Public
My Commission expires: 7/5/21
(Affix Seal)

SHAUNA DANIELS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2418 Crestmoor Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Terry H. Bryan	Regions Bank d/b/a Regions Mortgage	119-06-0-012.00
3806 Sentinel Drive	2050 Parkway Office Circle	
Nashville, TN 37209-4835	Hoover, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andrew J. Boyd and wife, Joyce M. Boyd** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Terry H. Bryan, unmarried** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot No. 124 and part of Lot No. 125 in the Cumberland Nurseries Plan as recorded in Plat Book 332, page 148, Register's Office, Davidson County, Tennessee.

Beginning at the northwest corner of said Lot No. 124 in the south side of Jay Street; thence southwardly, with the line between Lots 124 and 123, 150 feet to an alley; thence eastwardly wiith the said alley line, 61.2 feet; thence northwardly, parallel with Miller Street, 150 feet to the south line of Jay Street; thence westwardly with the south line of Jay Street, 65.5 feet to the beginning.

Being the same property conveyed to Andrew J. Boyd and wife, Joyce M. Boyd by Warranty Deed from Russell H. Owens, Jr., a single person dated July 30, 1990, filed for record on July 30, 1990 in Book 8162, Page 943 and re-recorded on August 14, 1990 in Book 8174, Page 361, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for 2018, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 119-06-0-012.00.
- Subject to all matters as shown on the Plan of record in Plat Book 332, page 148, Register's Office Davidson County, Tennessee.

This is improved property known as: **101 Jay St., Nashville, TN 37210-5221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 19, 2018.

Andrew J. Boyd

Joyce M. Boyd

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrew J. Boyd and Joyce M. Boyd** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 19, 2018

My commission expires 6/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.