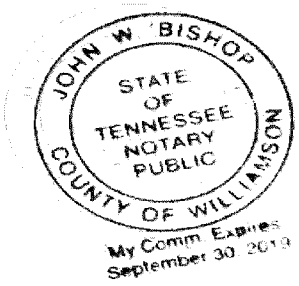
Bill Garrett Davidson County
Batch# 122105 DEEDWARR
07/30/2018 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20180730-0073793



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of July, 2018.

Notary Public

My commission expires: 9-30-2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jesse C. Boyd	New Owner	**015-00-0-064.00**
2949 Morgan Road		
Joelton, TN 37080		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Merrollee Cooper Atwood, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jesse C. Boyd, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract located in the 14th Civil District of Davidson County, Tennessee, and more particularly described by metes and bounds, as follows:

BEGINNING at a point in the center line of Morgan Road, said point being the Northeast corner of a 17 acre tract of land conveyed to A. D. Kerr, Trustee, by deed from Henry Marshall and wife, Effie Marshall, as of record in Book 2453, Page 225, Register's Office for Davidson County, Tennessee, at Nashville and running thence with the West boundary line of property owned by James William Harris and wife, South 2 degrees 20' West 278 feet to an iron pin; thence North 87 degrees 30' West 88.24 feet to an iron pin; thence North 2 degrees 30' East 278 feet to a point in the center line of Morgan Road; thence with the center of Morgan Road, South 87 degrees 30' East 88.24 feet to the point of beginning.

Being the same property conveyed to Billy Joe Atwood and Wife, Merrollee Cooper Atwood, by Warranty Deed from Larry J. Martin and Wife, Judy A. Martin, of record in Book 4042, Page 483, in the Register's Office of Davidson County, Tennessee; the said Billy Joe Atwood having since died on November 19th, 2013.

This is improved property known as 2949 Morgan Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of July, 2018.

Merrollee Cooper Atwood

Merrollee Cooper Atwood

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, Merrollee Cooper Atwood, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of July, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires September 30 2019

SolomonParks File No. 18-001241-528

SP 11/2015

True Copy Certification

I, John W. Bishop, 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.

J. W. Bishop
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kimberly Beard a notary public for this county and state, John W Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly Beard
Notary's Signature

My Commission Expires: 10-7-19
Notary' Seal (if on paper)

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019