Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $256,000.00.

Aisha Hall
Affiant

Bill Garrett Davidson County
Batch# 123288 **DEEDWARR**
08/01/2018 10:17:14 AM 2 pgs
Fees: $13.00 Taxes: $947.20
20180801-0074976

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY EXPIRES MARCH 31, 2020

Subscribed and sworn to before me, this 31st day of July, 2018.

Notary Public
My commission expires: 3/31/20

04-1807-56926

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Nancy C. Brock 4900 Hopedale Drive Nashville TN 37211	Nancy C. Brock 4900 Hopedale Drive Nashville, TN 37211	147-08-0-062.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth Dale Dye, Edward Lee Dye, and Philip Anthony Boyd, devisees under the Last Will and Testament of Edith Estelle Boyd, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nancy C. Brock**, hereinafter called the Grantees, their successors 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. 123, on the Plan of Section One, Beverly Heights, of record in Book 2331, Page 26, as amended in Book 4502, Page 830, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eara L. Floyd, Trustee by Quitclaim Deed from Edith E. Boyd, now Arnold and Fred E. Arnold and further conveyed to Edith E. Arnold and husband, Fred E. Arnold by Quitclaim Deed from Eara L. Floyd, Trustee, dated September 6, 1980, recorded September 10, 1980, of record in Book 5649, Page 348, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eara L. Floyd, Trustee by Quitclaim Deed from Edith C. Arnold, et vir Fred E. Arnold, and further conveyed to Edith C. Arnold, for her sole and separate use by Quitclaim Deed from Eara L. Floyd, Trustee, dated July 25, 1985, recorded August 2, 1985, of record in Book 6621, Page 442, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William J. Marshall, Jr., Trustee by Quitclaim Deed from Edith C. Arnold, and further conveyed to Edith Estelle Boyd, as her sole and separate estate, by Quitclaim Deed from William J. Marshall, Jr., Trustee, dated June 17, 1999, recorded June 17, 1999, of record in Book 11532, Page 865, Register's Office for Davidson County, Tennessee. The said Edith Estelle Boyd having since died testate. The Estate of Edith Estelle Boyd is being probated before the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 18P-696. The Estate is still open. Kenneth Dale Dye, Edward Lee Dye, and Philip Anthony Boyd are all the devisees under the Last Will and Testament of Edith Estelle Boyd, deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4900 Hopedale Drive, Nashville, TN 37211.

Philip Anthony Boyd, Executor of the Estate of Edith Estelle Boyd, deceased, joins in the execution of this instrument for the purposes of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and

bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of July, 2018.

Kenneth Dale Dye

Edward Lee Dye

Philip Anthony Boyd, individually and as Executor of the Estate of Edith Estelle Boyd, deceased

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Kenneth Dale Dye, devisee under the Last Will and Testament of Edith Estelle Boyd, deceased, Edward Lee Dye, devisee under the Last Will and Testament of Edith Estelle Boyd, deceased, and Philip Anthony Boyd, both individually and as Executor of the Estate of Edith Estelle Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument in the capacities stated and for the purposes therein contained.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 31st day of July, 2018.

Notary Public

My Commission expires: 3/31/20

