# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$250,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF November, 2018

Notary Public

MY COMMISSION EXPIRES: January 6, 2020

(AFFIX SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Karen Y Johnson Davidson County
Batch# 167646 DEEDWARR
11/28/2018 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20181128-0115874

**THIS INSTRUMENT WAS PREPARED BY**
**Logos Realty Closing Services Inc.**
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

| ADDRESS OF NEW OWNER: AS FOLLOWS | SEND TAX BILLS TO: | MAP - PARCEL NO(S) |
|---|---|---|
| Darcy Leavy and Joseph Leavy | Ameris Bank | 147-04-0-103.00 |
| (Name) | (Name) | |
| 4912 Jonquil Dr | 1800 Parkway Place | |
| (ADDRESS) | Suite 820 (ADDRESS) | |
| Nashville, TN 37211 | Marietta, GA 30067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LINDA S EGGLESTON AND RICHARD GARRY BOYD** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARCY LEAVY AND JOSEPH LEAVY** HEREINAFTER CALLED THE GRANTEE(S), 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. 26 on the plan of Welch Meadows, Section One, of record in Book 3700, page 34, Register's Office for said County.**

**Said Lot No. 26 fronts 77.93 feet on the easterly margin of Jonquil Drive and extends back 129.53 feet on the southerly line and 127.25 feet on the northerly line to a dead line in the rear, measuring 71.19 feet thereon.**

**Being the same property conveyed to Linda S. Eggleston and Richard Gary Boyd as joint tenants with right of survivorship by Quitclaim Deed dated February 14, 2018 from Terri (aka Terrie) L. Thompson of record in Instrument No. 201802140014652, said Register's Office. Also, being the same property conveyed to Linda Sue Eggleston, unmarried and Richard Gary Boyd, unmarried and Terri Lee Green Thompson, married, as joint tenants with the right of survivorship by Quitclaim Deed dated January 10, 2008 from Linda Sue Eggleston, unmarried and Richard Gary Boyd, unmarried and Terri Lee Green Thompson, F/K/A Terri Lee Green, married of record in Instrument No. 200801160004863, said Register's Office. Also, being the same property conveyed to Richard Gary Boyd, Linda Sue Eggleston and Terri Lee Green, as tenants in common by Quitclaim Deed dated September 21, 1995 from Richard Gary Boyd, Linda Sue Eggleston of record in Book 9803, Page 43, said Register's Office. Also, being the same property conveyed to Richard Gary Boyd and Linda Sue Eggleston, unmarried persons by Warranty Deed dated May 25, 1995 from John L. Vensel, Jr. and wife, Elizabeth Ann Vensel of record in Book 9683, Page 932, said Register's Office.**

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.

Executed by my hand this 19th Day of November 2018.

Linda S Eggleston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Jennifer Chandler-Cole, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Linda S Eggleston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th of November, 2018.

Notary Public

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Richard Gary Boyd

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Jennifer Chandler-Cole, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Richard Gary Boyd personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th of November, 2018.

Notary Public

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

**Please return to**
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

