Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0028

Karen Johnson Davidson County
Batch# 195679 **DEEDWARR**
02/15/2019 08:56:18 AM 2 pgs
Fees: $13.00 Taxes: $769.60

20190215-0014140

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of February, 2019

Notary Public

Commission Expires: 6-21-22

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laura Sharpe 704 Comanche Court Nashville, TN 37115	Churchill Mortgage 761 Old Hickory Blvd. Ste. 400 Brentwood, TN. 37027	053-14-0A-012.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Melvin O. Boyd Jr., a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Sharpe, a single woman

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. 12 on the Plan of "The Woods of Neeley's Bend, Phase I – First Revision", a planned unit development, as of record in Plat Book 9700, Page 997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Melvin O. Boyd, Jr., a single man, by Warranty Deed from Fannie Dobson-Phillips, Administrator of The Estate of James W. Phillips, Jr., dated 3/31/16 and recorded 4/5/16 in Instrument Number 20160405-0032243; and the same property previously conveyed to James W. Phillips, Jr. by Warranty Deed from Eric Sox, married, dated 6/28/12 and recorded 7/5/12 in Instrument Number 20120705-0059103, Register's Office for Davidson County, Tennessee.

The said James W. Phillips, Jr. (a/k/a James Wesley Phillips, Jr.) died intestate on July 29, 2015, and pursuant to Order Granting Letters of Administration filed 9/9/15 in Docket No. 15P-1424 in the Seventh Circuit Court for Davidson County Tennessee (Probate Division), Fannie Dobson-Phillips was appointed as Administrator. The estate was administered and closed by Order to Close dated 10/13/17.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 704 Comanche Court, Nashville, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of February, 2019.

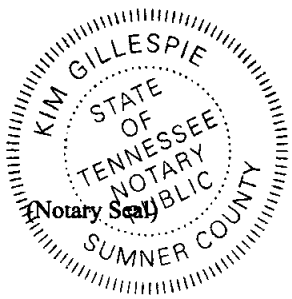
Melvin O. Boyd Jr.

Melvin O. Boyd Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melvin O. Boyd, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of February, 2019.



(Notary Seal)

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20