WARRANTY DEED

Karen Johnson Davidson County
Batch# 199906 DEEDWARR
02/27/2019 11:45:30 AM 2 pgs
Fees: $13.00 Taxes: $907.06
20190227-0017797

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$245,150.00.**

Affiant

Subscribed and sworn to before me this 15th day of February, 2019

Notary Public
My Commission expires: 8/1/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lisa Boyle and David Boyle	Same	075-11-0-073.00
641 Mercer Drive		
Hermitage, TN 37076		

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, **Wanda Williams, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lisa Boyle and David Boyle, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Wanda Williams, an unmarried woman, from Carrie L. Craig, an unmarried woman, by deed on November 5, 2018, of record in Instrument Number 20181107-0110342, 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 the year 2019 in the estimated amount of $1,104.07 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 075-11-0-073.00, which are not due until 10/1/2019.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4793, Page 157, as amended in Book 4849, Page 767; Book 5020, Page 58; Book 5028, Page 357; Book 5545, Page 321 and Book 6017, Page 179, Register's Office for Davidson County, Tennessee.

This is improved property known as: **641 Mercer Drive, Hermitage, TN 37076**

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 February 15, 2019.

Wanda Williams

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams, an unmarried woman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 15, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
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, Hal E. Wilson, III, 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: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY