THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190118872

Karen Johnson Davidson County
Batch# 201734 DEEDWARR
03/04/2019 02:27:10 PM 2 pgs
Fees: $13.00 Taxes: $6,993.00
20190304-0019652

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,890,000.00

Quentine Timothy Boyd
Affiant

Subscribed and sworn to before me, this 1st day of March, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Quentine Timothy Boyd and Vickie W. Boyd 3080 Hwy 69 N Paris, TN 38242	New Owner	Tax Parcel ID No. 115-15-0-090.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gail A. Warlick, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Quentine Timothy Boyd and Vickie W. Boyd, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Map of West Meade Farms, Inc., Section "D", as of record in Book 1835, Pages 40 and 41, Register's Office for said County.

Said Lot No. 74 fronts 200 feet on the Northerly side of Jocelyn Hollow Road and runs back between parallel lines 400 feet to a dead line.

Being the same property conveyed to Daniel D. Warlick and wife, Gail A. Warlick by Warranty Deed from William Michael Safley and Patty Safley Morgan, recorded on the 16th day of May, 2000 in Instrument No. 200005160049362, in the Register's Office of Davidson County, Tennessee. Daniel D. Warlick, now being deceased on November 16, 2017 in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, INC., SECTION "D", as recorded in Plat Book 1835, Page(s) 40 & 41.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1915, Page 207.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20020402-0039768.

Easement Agreement of record in Instrument No. 20190226-0017216.

This is improved property located at 6304 Jocelyn Hollow Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2019.

Gail A. Warlick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gail A. Warlick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021