WARRANTY DEED

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

W-VRES-19-1512

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 THE 17th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary Boyd	New Owner	
(NAME)	(NAME)	**072-09-0-066.00**
1512 Jewell Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN BYRON SHELLEY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY BOYD,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Plan of Dan Leech Subdivision of record in Plat Book 1424, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 80 feet on the Westerly side of Jewel Street and rums back 166.8 feet on the Northerly line and 169 feet on the Southerly line to a dead line in the rear measuring 80 feet thereon.

There is included in the above described property, but hereby expressly excluded therefrom, the parcel of land shown in the Judgment of State of Tennessee vs. Mitchell Anderson and wife, Case No. A-1527 Circuit Court and recorded in Book 4087, Page 555, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Map of Dan Leech Subdivision, as of record in Book 1424, Page 70, Register's Office for Davidson County, Tennessee.

Beginning at a point in Mitchell Anderson's Northwest property corner, said point being also a common boundary line with R. B. Drake's Southwest property corner; thence running Southeast 35 feet, more or less, along Anderson's Northerly boundary line to a point; thence running South 13 degrees 14 minutes 46 seconds West 15 feet, more or less, to a point; thence running Southwest 67 feet, more or less, to a point on Anderson's Southerly boundary line; thence running Northwest 57 feet, more or less, along Anderson's Southerly boundary line to a point; thence running Northeast 80 feet along Anderson's Westerly boundary line to the point of beginning, containing 3,607 square feet.

Being the same property conveyed to John Byron Shelley by Quitclaim Deed from Ken Shelley and wife, Suzanne Shelley of record in Instrument No. 20150102-0000150 Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on January 02, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 70, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1632, Page 161 and Book 1637, Page 636, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 302556 DEEDWARR
10/18/2019 08:49:44 AM 2 pgs
Fees: $13.00 Taxes: $769.60
20191018-0106754

This is **improved** property known as: **1512 Jewell Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF OCTOBER, 2019.

John Byron Shelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN BYRON SHELLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212