Karen Johnson Davidson County
Batch# 308543 DEEDWARR
10/30/2019 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $730.75
20191030-0111456

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00.

Katherine Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/6/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

R-CCR-19-137

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

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)
Herman A Hughes, Jr. and Ana C Hughes	New Owner	044-01-0-
(NAME)	(NAME)	023.00
137 Scenic View Road		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **ROBIN G. BOYCE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HERMAN A HUGHES, JR. AND ANA C HUGHES, HUSBAND AND WIFE,** 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 the 4th Civil District, (11th Councilmanic District) of Davidson County, Tennessee, being the southeasterly portion of Lot No. 66 on the Plan of Scenic View Subdivision, not of record, and also called Lot "M" in a re-subdivision of certain lots on Scenic View Subdivision, said Lot "M" being the easterly part of Lot No. 66 and described according to a survey made by James L. Murphy, Jr., Surveyor, August 8, 1959, as follows:

Beginning at an iron pin in the northeasterly margin of Havron Avenue in the center of a drainage ditch; thence along said Avenue North 46 deg. 29' West 70 feet to an iron pin; thence leaving said Avenue, North 43 deg. 31' East 170 feet to an iron pin; thence South 46 deg. 29' East 63.80 feet to an iron pin in the center of the drainage ditch; thence along the center of the said ditch South 11 deg. 18' West 20.01 feet; thence South 44 deg 46' West 156 feet tot he point of beginning.

Being the same property conveyed to Robin G. Lackie, a single woman by Warranty deed from James J. Reese, Jr., a married man of record in Instrument No. 20150803-0076596 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on August 3, 2015.

The said Robin G. Lackie now being known as Robin G. Boyce.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20111117-0089859, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **137 Scenic View Road, Old Hickory, Tennessee 37138**.

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 18th DAY OF OCTOBER, 2019.

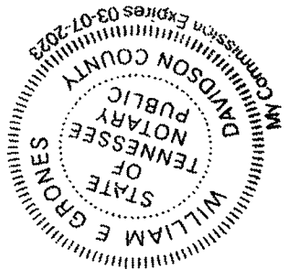
Robin G. Boyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBIN G. BOYCE, 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 18th of October, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022