Karen Johnson Davidson County
Batch# 349769 DEEDWARR
01/28/2020 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $536.13
20200128-0010027

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $144,900.00.

Affiant

Subscribed and sworn before me this the 23rd day of January, 2020.

Notary Public
My commission expires: 10/2/23

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jordan J. Boyd 444 Stewarts Ferry Pike Nashville, TN 37214	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle RCN-6 Mail Code: ALBH40602B Birmingham, AL 35244	096-11-0A 003.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CATHERINE LATSOMBATH, UNMARRIED WOMAN hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JORDAN J. BOYD, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Unit A-3, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, Page 435 (erroneously referred to as Page 425 in previous deed of record) and referred to as Exhibit "A" found at page 454, said Book and re-recorded in Book 6476, Page 663 (erroneously referred to as Book 6475 in previous deed of record) and referred to as Exhibit "A" found at page 682, said re-recorded Book. Unit A-3 being part of the Unit Plan of Phase 1, Section 1, Hickory Place Condominiums of record in Plat Book 6250, Page 228; all references of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine Latsombath by deed from Kathy L. Harris, unmarried, and William T. Harris and wife, Norma C. Harris, dated May 29, 2008, of record in Instrument No. 20080530-0055111, said Register's Office.

Subject to all Easements and Restrictions of record, including but not limited to:

Subdivision Restrictions, Building Lines and Easements of record in Plat Book 6250, Page 228, in the Register's Office of Davidson County, Tennessee.

Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Book 6472, Page 435, as amended at Book 6476, Page 663, Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, 187 and 192 in the Register's Office including all exhibits attached thereto and incorporated therein, and any other allied instrument referred to in and aforesaid instruments.

THIS IS IMPROVED PROPERTY KNOWN AS 444 Stewarts Ferry Pike, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 23rd day of January, 2020.

Catherine Latsombath

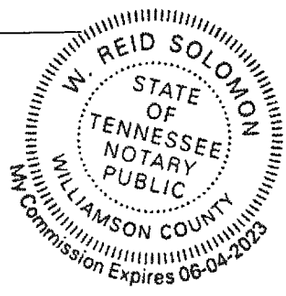
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine Latsombath, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 2020.

My commission expires:

Notary Public



VERSION: January 2019

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21