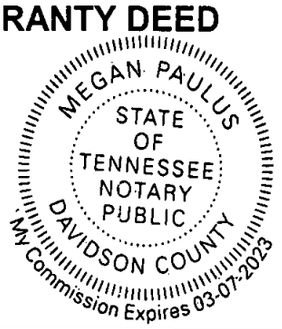
WARRANTY DEED



M-MP-20-242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(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)
William E. Boyd	**New Owner**	
(NAME)	(NAME)	
1117 Biltmore Dr	**New Owner**	**43-09-0-226.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIANE L. JORGENSEN, A SINGLE WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM E. BOYD, A MARRIED MAN,** hereinafter called the Grantee, his 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. 44 and the West 20 feet of Lot No. 43, of Block "B" on the Plan of Woodland Estates, of record in Plat Book 843, Page 82, 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. 44 and part of Lot No. 43 adjoin and front together 121 feet on the Southerly side of DuPont Avenue, and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Diane L. Jorgensen, an unmarried individual by Warranty deed from Frank Richard Schliemann, unmarried of record in Instrument No. 20180516-0046777 Register's Office for Davidson County, Tennessee, dated May 09, 2018 and recorded on May 16, 2018. (Value of consideration shown in aforementioned deed $199,900.00.) Being also known as 242 Dupont Avenue Madison, Tennessee 37115.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4851, Page 496, 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: **242 Dupont Avenue, Madison, Tennessee 37115**.

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.

Karen Johnson Davidson County
Batch# 357479 **DEEDWARR**
02/12/2020 03:22:41 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20200212-0016239

Witness my hand this the 10th day of February, 2020.

Diane L. Jorgensen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of February, 2020.

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