Karen Johnson Davidson County
Batch# 387140 DEEDWARR
04/17/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20200417-0040247

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
John A. Boyd and Haley H. Boyd 5111 Briarwood Drive Nashville, TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	147-10-0-083

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Susan Holliday, unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **John A. Boyd and Haley H. Boyd, Husband and Wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 324 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, as amended in Book 3978, Page 853, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan Holliday, unmarried woman, by Warranty Deed from Cheryl H. Johnston Williams, unmarried, of record on April 24, 2017, at Instrument No.20170424-0040124, Davidson County Register of Deeds.

This is property commonly known as 5111 Briarwood Drive Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 13 **day of April, 2020**:

Susan Holliday
Susan Holliday

STATE OF ~~TENNESSEE~~ GEORGIA

COUNTY OF ELBERT

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

Witness my hand and official seal, this 13 day of April, 2020:

Notary Public

My Commission Expires: 11/15/2020

ROBERT F. LEVERETT NOTARY PUBLIC ELBERT COUNTY, GEORGIA My Commission Expires 11-15-2020

STATE OF ~~TENNESSEE~~ GEORGIA

COUNTY OF ELBERT

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$299,000.00**:

Susan Holliday
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13 DAY OF April, 2020.

Notary Public

My Commission Expires: 11/15/2020

ROBERT F. LEVERETT NOTARY PUBLIC ELBERT COUNTY, GEORGIA My Commission Expires 11-15-2020

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.