WARRANTY DEED

Karen Johnson Davidson County
Batch# 408513 DEEDWARR
06/01/2020 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20200601-0056019

File No.: AGL-20-1611

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Kim Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2020.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 5/8/2024
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1611 Martin St. Partners, GP	New Owner	105-07-0-326.00
(NAME) 513 3rd Ave S.	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **JACK BOYD, BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF HAROLD J. BOYD**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **1611 MARTIN ST. PARTNERS, GP**, a Tennessee general partnership, hereinafter called the Grantee(s), their heirs 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. 7, Map showing a division into 11 lots of Lots Nos. 17, 18, and 19 on the Plan of John B. Williams Additions, as shown on plat of record in Plat Book 161, Page 70, Register's Office for said County for C.B. Kelly and Company, said Kelley Subdivision, not being of record and described according to a copy of a survey thereof made by W.A. Blanchard, Civil Engineer, August 19, 1946, as follows:

BEGINNING at a point in the west margin of Martin Street at the corner of Lots Nos. 6 and 7, 100 feet north of Southgate Avenue; thence with the line between said lots westerly 77.5 feet; thence northwesterly 60.6 feet to an iron pin in the line between Lots Nos. 4 and 7; thence with said line, northerly 18 feet to the south line of Lot No. 8; thence with the line of the same 127 feet easterly to the west margin of Martin Street; thence with the margin of the same, southerly 53 feet to the BEGINNING.

Being the same property conveyed to Harold J. Boyd and wife, Evelyn Louise Boyd by Warranty Deed from Shirley Randall, dated September 10, 1974, recorded September 13, 1974, in Book 4851, Page 803, in the Register's Office of Davidson County, Tennessee.

Evelyn Louise Boyd having died December 19, 1996. Harold J. Boyd having died January 10, 2000, devising subject property to his son, Jack Boyd, pursuant to Last Will and Testament filed to establish muniment of title in the Probate Division of the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 20P739.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1611 Martin St., Nashville, TN 37203
(House Number) (Street) (City or Town) (Postal Zip)

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 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 21 day of May, 2020.

Jack V Boyd
Jack Boyd

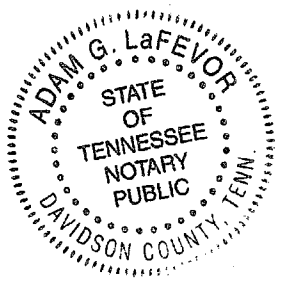
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack Boyd, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of May, 2020.

Notary Public
My Commission Expires: 3-6-24

(SEAL)



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

