Karen Johnson Davidson County
Batch# 414370 DEEDWARR
06/15/2020 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20200615-0060655

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

Elizabeth Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2020.

Corylyn S. Priest
Notary Public
MY COMMISSION EXPIRES: 10-2-2023
File No. G20-8846

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joshua Jeans and Tylena Jeans	Caliber Home Loans	064-16-0D-068.00-C
(NAME)	(NAME)	
1877 Brookmeadow Ln	P.O. Box 650856	
(STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076	DALLAS, TX 75265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Joshua Boyd and Heidi Boyd, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Jeans and Tylena Jeans, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 187 on the Plan of Section Two, Truxton Park, of record in Instrument 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Boyd and Heidi Boyd, husband and wife by Deed dated June 2, 2015, recorded June 6, 2015, in Instrument Number 20150605-0052909, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20010515-0049898, Register's Office for Davidson County, Tennessee.
2. Stormwater Detention Agreement of record in Instrument 20000824-0083612, Register's Office for said County.
3. Charter for Homeowners Association of record in Instrument 20001101-0108603, Register's Office for said County.
4. ByLaws of record in Instrument 20001101-0108604, Register's Office for said County.
5. Common Area conveyed to Homeowners Association of record in Instrument 20050311-0027267, Register's Office for said County.
6. Easement to First Suburban Water Utility District of record in Book 4910, Page 838, Register's Office for said County.
7. Ingress/Egress Easement of record in Book 5699, Page 535, Register's Office for said County.
8. Easement for Sanitary Sewers/Storm Drainage of record in Instrument 20001208-0121300, Register's Office for said

County.
9. Restrictions as recorded in Instrument 200010110100896; 200010300107559; 200105220052910; 200201230009419; 200205060055597; and 2002071800086907, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1877 Brookmeadow Lane, Hermitage, TN 37076.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 29th day of May, 2020.

Joshua Boyd

Heidi Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2020, before me personally appeared Joshua Boyd and Heidi Boyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2020.

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Steve Berneman 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, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021