PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-706

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FORTY TWO THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($542,900.00) cash in hand paid, the receipt of which is hereby acknowledged, BILLY W. BOYLE AND JESSIE BOYLE, husband and wife, ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto ISAAC C. SPEED, a sngle person, his successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Lying and being in the Second Councilmanic District of Metro-Nashville, Davidson County, Tennessee, and being all of Lot 96 on the Final Plat of the Scruggs Subdivision of Brooklyn Heights, as evidenced in Book 332, Page 140, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary Virginia Thompson by deed from Estate of Jesse James Rudolph by Billy Boyle, executor dated December 14, 2001 and of record in Instrument No. 20011214-0138638, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Billy W. Boyle and wife, Jessie L. Boyle by Quitclaim deed from Mary Virginia Thompson, dated April 25, 2002 and of record in Instrument No. 20020426-0051699 in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Billy W. Boyle and wife, Jessie L. Boyle by Quitclaim deed from Billy W. Boyle and wife, Jessie L. Boyle, dated February 03, 2021 and of record in Instrument No. 20210203-0015803 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Glade Street and Liberia Street.
2. All matters shown on plat of record in Book 332, Page 140, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantors covenant with the Grantee, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 852718 DEEDWARR
05/09/2022 02:19:13 PM 2 pgs
Fees: $13.00 Taxes: $2,008.73



20220509-0053033

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 6th day of May, 2022.

Billy W Boyle
BILLY W. BOYLE

Jessie Boyle
JESSIE BOYLE

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared BILLY W BOYLE and JESSIE BOYLE, 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 and official seal at office in said County this 6th day of May, 2022.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-23-2025 DICKSON COUNTY

My commission expires: APRIL 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$545,900.00~~ ¥$542,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

NATALIE KATHERINE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Sworn to and subscribed before me this 6th day of May, 2022.

NOTARY PUBLIC

My commission expires: 11/19/2025

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Map & Parcel No: 071-05-0-24.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
~~ISAAC C. SPEED~~
FIRST COMMUNITY MORTGAGE, INC
275 ROBERT ROSE DR.
MURFREESBORO, TN 37129