EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023 (AFFIX SEAL)

W-EXP-22-3909-207

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James S. F. Boyd	**NEW OWNER**	
(NAME)	(NAME)	
401 Woodmont Hall Place		**103-16-0D-207.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 consideration, the receipt of which is hereby acknowledged, **TYLER GREER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES S. F. BOYD, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Situated in Davidson County, Tennessee and being described as follows:

Being Unit No. 207 as shown on the Plat of the Lancaster Condominiums of record in Plat Book 5200, Page 460, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Lancaster Homeowners' Association as described in Book 5963, Page 441, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tyler Greer, unmarried by Quit Claim Deed from Mary Greer, unmarried of record in Book 11063, page 944, Register's Office for Davidson County, Tennessee, dated August 05, 1998 and recorded on August 13, 1998.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 460, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Lancaster Condominiums of record in Book 5963, Page 441, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5939, Page 382 and amended in Book 8330, Page 32, in the Register's Office for Davidson County, Tennessee.
- Lancaster Apartment Contract of record in Book 5931, Page 482, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2201, Page 631, 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: **3909 Whitland Ave #207, Nashville, Tennessee 37205**.

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# 868968 DEEDWARR
06/09/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220609-0065781

Witness my/our hand(s) this the 1st DAY OF JUNE, 2022.

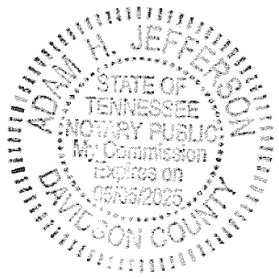
Tyler Greer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER GREER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-1-22 (date of document).

Affiant Signature

6.2.22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of June, 2022.

Richelle B. Montgomery

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

