BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Host Partners	SAME	Map 117-16
(NAME)	(NAME)	Parcel 150.00
515 Dekemont Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **JUANITA T. BOYCE, TRUSTEE U/A/D DEC 08 1997 FOR THE JUANITA T. BOYCE REVOCABLE LIVING TRUST AGREEMENT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **HOST PARTNERS,** A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Unit B of Boyce Townhomes A Horizontal Property Regime with Private Elements, located on Grandview Drive in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Boyce Townhomes A Horizontal Property Regime with Private Elements, of record in Instrument No. 20050224-0020224, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Boyce Townhomes A Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20050224-0020224, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as through copied herein for a more complete identification and description said Unit.

Being part of the same property conveyed to Juanita T. Boyce, Trustee, U/A/D Dec 08 1997 of the Boyce Revocable Living Trust Agreement, by Quitclaim Deed from Juanita T. Boyce, dated December 8, 1997, of record in Book 10713, page 514, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) Declaration of Covenants, Conditions and Restrictions for Boyce Townhomes a Horizontal Property Regime with Private Elements of record in Book 20050224-0020224, said Register's Office; and (c) restrictive covenants of record in Book 288, page 44, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1118 Grandview Drive, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (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 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. 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 25th day of February, 2005.

Davidson County DEEDWARR
Recvd: 02/28/05 10:00 2 pgs
Fees:13.00 Taxes:333.00
20050228-0021419

The Juanita T. Boyce Revocable Living Trust
Agreement Dated Dec 08 1997

By: Juanita T. Boyce
Juanita T. Boyce, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, the undersigned notary public, Juanita T. Boyce, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee U/A/D DEC 08 1997 FOR THE JUANITA T. BOYCE REVOCABLE LIVING TRUST AGREEMENT, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 25th day of February, 2005.

Commission expires:

Notary Public

