WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/05 15:15 2 pgs
Fees:13.00 Taxes:1776.00

20051004-0119506

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P. Jason Keen and Anna Lindsay Hobson	**SAME**	Part of
(NAME) 1118 Grandview Drive	(NAME)	Map 117-16
(ADDRESS) Nashville, TN 37204	(ADDRESS)	Parcel 150.00
(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, **HOST PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **P. JASON KEEN, UNMARRIED, AND ANNA LINDSAY HOBSON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 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 Convents, Conditions and Restrictions for Boyce Townhomes A Horizontal Property Regime with Private Elements, of record in Instrument No. 20050224-00220224, 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 though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Host Partners by deed from Juanita T. Boyce, Trustee U/A/D Dec 08 1997 for the Junaita T. Boyce Revocable Living Trust Agreement, of record in Instrument No. 20050228-0021419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) Declaration of Covenants, Conditions and Restrictions for Boyce Townhomes of record in Instrument No. 20050224-0020224; (c) restrictive covenants of record in Book 288, page 44, said Register's Office; (d) all restrictions of record; (e) all easements of record; (f) all visible easements; (g) all matters appearing on the plan(s) of record; and (h) all matters referenced in the master deed and by-laws; and (i) all applicable government and zoning regulations.

This deed was prepared based on information contained in the last deed of record.

unimproved ☐
This is improved ☒ property, known as 1118 Grandview Drive, Nashville, TN 37204

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 our hands this 29th day of September, 2005.

HOST PARTNERS

KELL HOLLAND, PARTNER

KEVIN STINSON, PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Brenda S. Lane, of the state and county aforementioned, personally appeared, Kell Holland and Kevin Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the partners of Host Partners, the within named bargainor, a Tennessee general partnership, and that such persons, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such persons as partners.

Witness my hand and official seal at Nashville, Tennessee on this 29th day of September, 2005.

Commission expires:

Notary Public

