WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of December, 2009.

Notary Public

MY COMMISSION EXPIRES: 12/23/12

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090085385 DEEDWARR
Recvd: 12/18/09 12:46 3 pgs
Fees: 18.00 Taxes: 1069.30
20091218-0115371

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles C. Warner, Jr.	Franklin American Mtg	092-16-0C-103.00
(NAME) 807 18th Avenue South #103	(NAME) 501 Corporate Centre Dr.	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Suite 400	
(CITY) (STATE) (ZI	Franklin TN 37067 (CITY) (STATE) (ZI	

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 hereby acknowledged, I/WE, **Bob L. Boldt and Paula A. Boldt, as Trustees of The Boldt Family Trust dated September 11, 1989, as amended and restated September 14, 1997**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles C. Warner, Jr.**, 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 103, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument 20041214-0148798, as amended in 20041216-0149823 and 20050504-0050222 and further described on Plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Bob L. Boldt and Paula A. Boldt, as Trustees for the Boldt Family Trust by QuitClaim Deed from Bob L. Boldt and wife, Paula N. Boldt, dated April 17, 2006 and recorded in Instrument No. 20060503-0051113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bob L. Boldt and wife, Paula A. Boldt by Warranty Deed from William B. Plunkett, a single person, dated April 17, 2006 and recorded in Instrument No. 20060503-0051110, Register's Office for Davidson County, Tennessee.

Parking Spaces #28 and #52 are included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Subject to Limited Power of Attorney for Bob L. Boldt, of record in Instrument No. 20091218-0115370

Subject to Limited Power of Attorney for Paula N. Boldt, of record in Instrument No. 20091218-0115369

Paula A. Boldt and Paula N. Boldt being one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is ☒ property,
improved known as 807 18th Avenue South #103, Nashville, TN 37203

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, has 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 15th day of December, 2009.

Bob L. Boldt by Scott Troxel Atty in Fact

Bob L. Boldt
By: Scott Troxel, Attorney-in-Fact

Paula A. Boldt by Scott Troxel Atty in Fact

Paula A. Boldt
By: Scott Troxel, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 15th day of December, 2009, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared Scott Troxel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bob L. Boldt, and who acknowledged that he executed the same as the free act and deed of Bob L. Boldt.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2009.

My Commission Expires:
9.15.10

Melissa J. Butchko-Turecki
Notary Public

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

State of Tennessee
County of Davidson

On this 15th day of December, 2009, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared Scott Troxel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paula N. Boldt, and who acknowledged that he executed the same as the free act and deed of Paula N. Boldt.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2009.

My Commission Expires:
9.15.10

Melissa J. Butchko-Turecki
Notary Public

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010