WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037901 DEEDWARR
Recvd: 06/24/11 10:47 2 pgs
Fees:13.00 Taxes:345.95

20110624-0048543

STATE OF Florida
COUNTY OF PASCO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Timothy H. Boyett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2011.

Louella Green
Notary Public

MY COMMISSION EXPIRES: 12/2012

(AFFIX SEAL)

LOUELLA GREEN MY COMMISSION EXPIRES January 2, 2012 DD0 74552 Bonded thru Notary Public Underwriters NOTARY PUBLIC STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robin B. Garner	SAME	135120C02400CO
(NAME)	(NAME)	
632 Bainbridge Dr.		
(ADDRESS)	(ADDRESS)	
Mullica Hill, NJ 08062		
(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 considerations, the receipt of which is hereby acknowledged, I, **Timothy H. Boyett an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robin B. Garner a married woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 24 as shown on the plat of Nashboro Village, Tract 13, a Horizontal Property Regime, Private Element Plat, of record in Instrument 200212300161681, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Timothy H. Boyett, Unmarried by Deed from Gallardia Properties, LLC, A Tennessee Limited Liability Company, dated 05/26/2006 and filed for record on 06/01/2006 in Instrument No. 20060601-0064564, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4860, Page 72-76, Instrument No. 20021230-0161681, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021211-0152726, as amended in Instrument No. 20031008-0149209, said Register's Office.

By-Laws of record in Instrument No. 20021211-0152727, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6209, Page 538, said Register's Office.

License to Use Fitness Center and Swimming Pool of record in Instrument No. 20020507-0056329, said Register's Office.

Storm water Detention Agreement of record in Instrument No. 20021205-0150029, said Register's Office.

Easement of record in Instrument No. 20041025-0128047, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument No. 20031008-0149210, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1951 Nashboro Boulevard, Nashville, TN 37217
(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 GRANTEE(S), their heirs and/or 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/or 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 17th day of June, 2011.

Timothy H. Boyett

State of Florida
County of PASCO

Personally appeared before me Timothy H. Boyett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2011.

Notary Public Escrow Officer
My Commission Expires: 1/2/2012

LOUELLA GREEN
MY COMMISSION EXPIRES
January 2, 2012
#DD 745521
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122