WARRANTY DEED

Record + Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Dana Beer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2012

Notary Public

MY COMMISSION EXPIRES: 5/10/16
(AFFIX SEAL)

DONNA DAWN JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY My Commission Expires 5/10/16

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Beer	Same	117070J01700co
(NAME) 2047 Lombardy Avenue	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Josh Boddie**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dana Beer**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2047 together with allocated parking space No. P-13 on the Plan of the Kingsbridge Condominiums as set forth in Exhibit "C" to the Master Deed & By-Laws of record in Book 7105, page 777, amended in Book 7457, page 15 and Book 9539, page 564, Register's Office for said County to which plan as set forth in Exhibit "C" to the Master Deed and By-Laws reference is hereby made for a more complete description.

Being the same property conveyed to Susan L. Boddie and husband, Josh Boddie ,by Warranty Deed from John Charles Stephen Smith and Pater Williams Smith, both unmarried, dated June 15, 2000 and filed on July 10, 2000 in Instrument Number 20000710-0068040, said Register's Office. Susan L. Boddie having since died August 19, 2003 leaving spouse as surviving tenant by the entirety.

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 improved ☒ property, known as 2047 Lombardy Avenue, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120041623 DEEDWARR
Recvd: 06/06/12 09:42 2 pgs
Fees:13.00 Taxes:795.50

20120606-0049306

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 **31st** day of **May, 2012**

Josh Boddie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Josh Boddie**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **May, 2012**

Notary Public

My commission expires: 5/10/16

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY
My Commission Expires 5/10/16