BILL GARRETT, Davidson County
Trans:T20130099719 DEEDWARR
Recvd: 11/25/13 13:54 2 pgs
Fees:13.00 Taxes:577.18

20131125-0120947

WARRANTY DEED

File No.: ALW-13-2409

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 28, 2016

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Green Light Real Estate Development, LLC	NEW OWNER	83-11-132.00
(NAME)	(NAME)	
1411 Ordway Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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/WE, **BOULEVARD HOMES, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GREEN LIGHT REAL ESTATE DEVELOPMENT, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 80, PLAN OF EASTLAND ACRES, SECTION II, as shown on plat of record in Plat Book 2331, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

For reference: Said Lot No. 80 fronts 74 feet on the north side of Chapman Drive and runs back 188.7 feet on the west line and 181.7 feet on the east line to a dead line, measuring 103 feet thereon.

Being the same property conveyed to Boulevard Homes, LLC by Warranty Deed from Jimmy E. Allen, Jr., recorded on the 6th day of September, 2013 in Instrument No. 20130906-0094370, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2409 Chapman Drive, Nashville, TN 37206
(House Number) (Street) (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 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 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/our hand(s) this 22nd day of November, 2013.

Boulevard Homes, LLC

BY: _____
Trevor Sullivan, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of November, 2013, before me personally appeared Trevor Sullivan, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Boulevard Homes, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of November, 2013.

_____
Notary Public
My Commission Expires: 10/18/14

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171