File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150002639 DEEDWARP
Recvd: 01/12/15 13:42 4 pgs
Fees:23.00 Taxes:460.65
20150112-0003141

W & I Ref: (DKM) Title No.: 57141
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nirya Goldbard 2058 Nashboro Blvd. Nashville, TN 37217	New Owner

TAX MAP PARCEL NUMBERS: 135120b05100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$124,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrea Hadden Boehling**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nirya Goldbard** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 51 of Nashboro Village, Tract 7, of record in Book 11700, Pages 49 and 50, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Andrea Hadden by Warranty Deed from Benjamin S. Sweet, unmarried, dated October 31, 2007, recorded November 7, 2007 in Instrument No. 20071107-0131590, Register's Office for Davidson County, Tennessee. Andrea Hadden having since married and is now known as Andrea Hadden Boehling.

Rupert Boehling, husband of Andrea Hadden Boehling, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for *, and subsequent years; The Plan, with Owner's Certificate, of record in Book 11700, Pages 49 and 50, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4827, Page 14, Book 11703, Page 520, Instrument No. 20000316-0027171, Instrument No. 20010322-0027768, and Instrument No. 20050222-0018813, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Parking Rules of record in Instrument No. 20091105-0102438, revised in Instrument No. 20110923-0073937, said Register's Office.; License to use Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, said Register's Office; Cable Television Easement and Maintenance Agreement of record in Instrument No. 20001012-0101575, said Register's Office; Stormwater Detention Agreement of record in Instrument No. 20020815-0098780, said Register's Office.

This is improved property, known as 2058 Nashboro Boulevard, Nashville, TN 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7 day of January, 2015.

Andrea Hadden Boehling
Andrea Hadden Boehling

Rupert Boehling

State of California

County of Riverside

On this 7 day of January, 2015, before me the undersigned authority, personally appeared Andrea Hadden Boehling, and Rupert Boehling, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Rebekah Lee Smith
Notary

My Commission Expires: November 7, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $124,500.00.

Andrea Hadden Boehling
Affiant

Sworn and subscribed before me this 7 day of January, 2015.

Rebekah Lee Smith
Notary

My Commission Expires: November 7, 2018

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

Subscribed and sworn to (or affirmed) before me on this 7 (Date) day of January (Month), 2015 (Year), by (1) Andrea Hadden Boehling (and (2) Rupert Boehling), *Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

REBEKAH LEE SMITH
Commission # 2085512
Notary Public - California
Riverside County
My Comm. Expires Nov 7, 2018

Signature Rebekah Lee Smith
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit **Document Date:** January 7, 2015

Number of Pages: 1 **Signer(s) Other Than Named Above:** NA

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On January 7, 2018 before me, Rebekah Lee Smith, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Andrea Hadden Boehling and Rupert Boehling
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Rebekah Lee Smith
Signature of Notary Public

REBEKAH LEE SMITH
Commission # 2085512
Notary Public - California
Riverside County
My Comm. Expires Nov 7, 2018

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Affidavit Document Date: January 7, 2015
Number of Pages: 1 Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: Andrea Hadden Boehling
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: Self

Signer's Name: Rupert Boehling
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: Self

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