BILL GARRETT, Davidson County
Trans:T20150100192 DEEDWARR
Recvd: 11/25/15 08:18 2 pgs
Fees:13.00 Taxes:4810.00
20151125-0119422

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1453

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF November, 2015

Notary Public
Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Clifton Duffey 5261 Granny White Trace Nashville, TN 37220	NEW OWNER	14500016000

WARRANTY DEED

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,

Boulevard Building Group, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Clifton Duffey and Jennifer Hawkins Duffey, husband and wife

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 Lot No. 4 on the Final Subdivision Plat, The Reserve @ Radnor Lake, of record in Instrument No. 20080327-0030965, as amended in Instrument No. 20130829-0091392, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chadwick D. McIntyre and wife, Andrea S. McIntyre by Special Warranty Deed from Civic Bank and Trust dated 11/14/2013 and filed for record on 11/15/2013 in Instrument No. 20131115-0118406, Register's Office for Davidson County, Tennessee. The said Chadwick D. McIntyre and Andrea S. McIntyre, husband and wife, having since conveyed subject property to Boulevard Building Group, LLC, by Quitclaim Deed, dated 10/30/2015 and filed for record on 11/03/2015, in Instrument No. 20151103-0111936, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5261 Granny White Trace, Nashville, TN 37220.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of November, 2015.

Boulevard Building Group, LLC

By: - Sole Member
Matthew Beata, Sole Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Matthew Beata with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Sole Member of Boulevard Building Group, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Sole Member.

Witness my hand and official seal at office this 20th day of November, 2015.

Notary Public

Commission Expiration: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY