WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104043 DEEDWARR
Recvd: 12/09/15 12:00 2 pgs
Fees:13.00 Taxes:1226.00
20151209-0123942

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFFREY GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison Finkell	Allison Finkell	091090M00300CO
(NAME)	(NAME)	
6018B Deal Avenue	6018B Deal Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Boulevard Homes, LLC, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Allison Finkell, unmarried, 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:

The land referred to herein below is situated in the county Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit 6018-B as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for Homes at 6018 Deal Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150424-0037059, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being a portion of the property conveyed to Boulevard Homes, LLC, a Tennessee limited liability company, by deed from The Bank of New York Mellon f/k/a The Bank of New York, as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of Certicateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates Series 2005-D of record in Instrument No. 20141212-0114033 dated December 2, 2014 and recorded December 12, 2014, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 6018B Deal Avenue, Nashville, TN 37209
(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 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, 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 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 7th day of December, 2015.

Boulevard Homes, LLC

By: Trevor Sullivan
Its: Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 7th day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Boulevard Homes, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

