WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $938,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/21/17
(AFFIX SEAL)

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Davidson County DEEDWARR
Recvd: 08/04/16 10:09 3 pgs
Fees:18.00 Taxes:3470.60
20160804-0080724

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boulevard Building Group, LLC	Boulevard Building Group, LLC	
(NAME) 1027 Battery Lane	c/o Matthew Beata (NAME) 7117 Donald Wilson Dr.	131-12-0/110.00
(ADDRESS) Nashville, TN 37220	(ADDRESS) Fairview TN 37062	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **KEVIN KRANTZ**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOULEVARD BUILDING GROUP, LLC,** 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 Lots 14 & 15, J. T. JENKINS HOME TRACT, as shown on plat of record in Plat Book 547, Page 20, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Naomi Ruth Anderson by Installment Deed from Lena H. Huddleston of record in Deed Book 4809, Page 92, in the Register's Office of Davidson County, Tennessee. Lena H. Huddleston retained a Life Estate. Lena H. Huddleston died on January 27, 1975. Naomi Ruth Anderson died on May 29, 2014. Kevin Krantz is the devisee under the Last Will and Testament under Docket No. 14P970, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and as recorded in Instrument No. 20141119-0106768, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; and (b) all matters appearing on the plan of record in Plat Book 547, Page 20, said Register's Office.

unimproved _
This is improved x property, known as 1027 Battery Lane, Nashville, TN 37220
(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 28 day of July, 2016

KEVIN KRANTZ

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Krantz, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of July, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Notary Public

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY