WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070918 DEEDWARR
Recvd: 08/16/16 09:07 2 pgs
Fees:13.00 Taxes:980.50
20160816-0085151

W-R-16-807-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael John Loyco, Jr. and Katherine Bush Loyco	**Michael John Loyco, Jr. and Katherine Bush Loyco**	
(NAME) **1115 Forrest Avenue**	(NAME) **1115 Forrest Avenue**	**082-16-0I-004.00-CO**
(ADDRESS) **Nashville, TN 37206**	(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 consideration, the receipt of which is hereby acknowledged, **ROBERT E. KENT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL JOHN LOYCO, JR. AND KATHERINE BUSH LOYCO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County being Unit No. 4 of 807 Boscobel Town Homes, a Planned Unit Development located in Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120504-0038874 and amended in Instrument No. 20120611-0050861, Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions, Register's Office for Davidson County, Tennessee. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the unit, property, co-owners and tenants of 807 Boscobel Town Homes, contained in the Declaration of Covenants, Conditions and Restrictions appended thereto are incorporated in this Deed by reference and made a part here of the same as though copied herein.

Being the same property conveyed to Robert E. Kent, unmarried by Warranty deed from Nashville Real Estate Investments, LLC of record in Instrument No. 20120614-0052433 Register's Office for Davidson County, Tennessee, dated June 12, 2012 and recorded on June 14, 2012.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 21, Page 45 Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20120504-0038874 and amended in Instrument No. 20120611-0050861, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 Boscobel Street #4, Nashville, Tennessee 37206-3752**.

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(S), 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 the 12th DAY OF AUGUST, 2016.

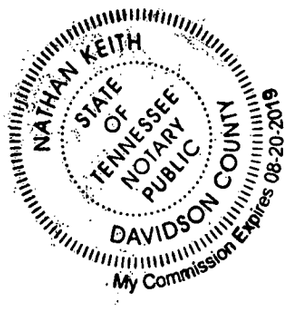
Robert E. Kent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212