THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109511**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2016. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20160102197 DEEDWARR
Recvd: 11/18/16 11:08 2 pgs
Fees:13.00 Taxes:1572.50
20161118-0121867

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Felix R. Bolding and Linda Bolding 1212 Beech Hollow Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 180-02-0A-050.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda J. Joyce, Trustee of The Joyce Living Trust, dated May 29, 2001** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Felix R. Bolding and Linda Bolding, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9 , as shown on the map entitled The Ridge at Stone Creek Park, Section Two, of record in Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LINDA JOYCE, by deed from DREES PREMIER HOMES, INC., AN OHIO CORPORATION, of record in Instrument No. 20070906-0106958, dated August 31, 2007, said Register's Office.

LINDA JOYCE aka LINDA J. JOYCE conveyed her interest in the subject property to LINDA J. JOYCE TRUSTEE OF THE JOYCE LIVING TRUST, DATED MAY 29, 2011, by deed of record in Instrument No. 20151210-0124160, dated December 3, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 180-02-0A-050.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20060120-0007577, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10324, page 365,

amended in Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705, said Register's Office.

Storm Water Detention Agreement of record in Book 20020528-0064318, said Register's Office.

Easement for Ingress and Egress and Cross Use Agreement of record in Book 5552, page 857, said Register's Office.

Easement Agreement of record in Book 10716, pge 596, said Register's Office.

This is improved property located at 1212 Beech Hollow Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2016.

The Joyce Living Trust, dated May 29, 2001

Linda J. Joyce Trustee

Linda J. Joyce, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda J. Joyce, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Joyce Living Trust, dated May 29, 2001, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 2016.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

