THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 161210215** BILL GARRETT, Davidson County Trans:T20160114804 DEEDWARR Recvd: 12/29/16 15:13 2 pgs Fees:13.00 Taxes:1404.15 20161229-0137101	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $379,500.00. Affiant Subscribed and sworn to before me, this 27th day of December, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2018

WARRANTY DEED

Address New Owner: Josh K. Boyd and Nicole R. Boyd 512 A Eastboro Drive Nashville TN 37209-1838	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09113009800 (parent parce

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, **Lovell Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Josh K. Boyd and Nicole R. Boyd, husband and wife**, ("Grantees"), its 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 Unit A, 512 EASTBORO DRIVE TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160126-0007354, as amended in Instrument No. 20161020-0110867, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Betty Binkley Beckham, also known as Betty Joe Beckham to Lovell Properties, LLC as recorded on the 20th day of January, 2016 in Instrument No. 20160120-0005509 and being a portion of Trustee's Deed from Tom G. Coleman, Jr., Trustee to Lee Morton & Betty Binkley Beckham as recorded on the 13th day of May, 1966 in Deed Book 4016, Page 316, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the recorded in Plat Book 332, Page(s) 126.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160126-0007354, as amended at Instrument No. 20161020-0110867.

Charter of 512 Eastboro Drive Townhomes Homeowners' Association, Inc. recorded at Instrument No. 20160202-0010021.

This is improved property located at 512 A Eastboro Drive Nashville TN 37209-1838

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 27th day of December, 2016.

Lovell Properties, LLC.

By: _____
Edward G. Michaels, IV, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Edward G. Michaels, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of Lovell Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 27 day of December 2016.

_____
Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017