WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028291 DEEDWARR
Recvd: 04/04/17 11:00 2 pgs
Fees:13.00 Taxes:1664.63
20170404-0032792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of APRIL, 2017

Notary Public

MY COMMISSION EXPIRES: 07-06-2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Spring Hill, 3312 Kedron Rd., Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Taylor Bender	new owner	072 14 2E 001.00
(NAME)	(NAME)	
2013 A Scott Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($449,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Keith A. Bolton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Taylor Bender, unmarried woman**, 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:

Being Unit 2013 A1 of the Homes at 2013 Scott Avenue as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 2013 Scott Avenue, a horizontal property regime with private elements and no general common elements of record as Instrument No. 201510230108005, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Alpha One, LLC by Warranty Deed from Bryan Letcher, married dated December 22, 2014 and recorded December 29, 2014 in Instrument No. 201412290118438, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Keith A. Bolton by Warranty Deed from Alpha One, LLC, a Tennessee Limited Liability Company dated April 3, 2015 and recorded April 7, 2015 in Instrument No. 201504070030362, in said Register's Office for Davidson County, Tennessee.

File Number: HLT-170767SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2013 A Scott Avenue, Nashville, TN 37206

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, has 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 our hands this 29th day of March, 2017

Keith A. Bolton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Keith A. Boltonthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 01-28-2019

File Number: HLT-170767SSO