Davidson County DEEDWARR
Recvd: 08/03/17 09:20 3 pgs
Fees:18.00 Taxes:1905.50
20170803-0079071

WARRANTY DEED

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.21.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael A. Boshers	NEW OWNER	081 08 2C 002.00
(NAME)	(NAME)	
1721 5th Avenue N, B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 considerations, the receipt of which is hereby acknowledged, we, **Brenda Williams and Thomas A. Webb**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael A. Boshers and Jennifer A. Pfeiffer, as husband and wife**, hereinafter called the GRANTEE(S), 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 Unit No. 2 together with the appurtenant interest in the common elements of 5th Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 201303120024672, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 182 on the plan of North Nashville Real Estate Company, of record in Plat Book 21, Page 105, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brenda Williams and Thomas A. Webb by Warranty Deed from Three Beans Properties, a Tennessee general partnership, dated 11/14/2014, of record in Instrument No. 20141121-0107464, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20130312-0024672, in the Register's Office for Davidson County, Tennessee.
Charter Nonprofit Corporation of record in Instrument No. 20130312-0024671, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1721 5th Avenue N, B, Nashville, TN 37208
(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 GRANTEE(S), 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), 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 31st day of July, 2017

Brenda Williams by Damon Smith, Attorney in Fact
her Attorney-in-Fact

Thomas A. Webb by Damon Smith attorney in fact
his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Damon Smith**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Brenda Williams and Thomas A. Webb** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Brenda Williams and Thomas A. Webb** and is authorized by **Brenda Williams and Thomas A. Webb** to execute this instrument on their behalf.

This the 31st day of July 2017

Notary Public

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: May 22, 2019

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal