WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/17 09:03 3 pgs
Fees:18.00 Taxes:1701.63
20170816-0083869

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day August of 2017,

Notary Public

MY COMMISSION EXPIRES: 6/14/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Spring Hill, 5016 Spedale Ct, #302, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nicholas J. Sager	Mortgage Research Center LLC	072 14 2E 004.00
(NAME)	(NAME)	
2013 D Scott Ave.	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Columbia MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($459,900.00), 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, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicholas J. Sager, a single man**, 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:

LAND in Davidson County, Tennessee, being Unit B2 of the Homes at 2013 Scott Avenue, a Horizontal Property Regime with Private Elements as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 2013 Scott Avenue, a Horizontal Property Regime with Private Elements field in Instrument Number 20151023-0108005, and as more particularly described on Exhibit "B" of said Declaration, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with all common elements, limited common elements, and any other interests appurtenant to such units.

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 as Instrument No. 20150407-0030362, in said Register's Office for Davidson County, Tennessee.

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.

File Number: HLT-175204SSO

unimproved ☐

This is improved ☒ property, known as 2013 D Scott Ave., Nashville, TN 37027

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 11th day of August, 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. Bolton, an unmarried manthe 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 11th of August, 2017.

Notary Public

My Commission Expires:

(SEAL)

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

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.