Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

NEW OWNER:

Julie M. Boos as Trustee of the Middle Land Trust
dated 10/12/2017
2401B Middle Street
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner
PO Box 340020
Nashville, TN 37203
081-03-0L-002.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0641 RD

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 24762 **DEEDWARR**
11/13/2017 09:13:21 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20171113-0115928

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Two Thousand and 00/100 Dollars** (**$292,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC, a Limited Liability Company**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JULIE M. BOOS AS TRUSTEE OF THE MIDDLE LAND TRUST DATED 10/12/2017** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2401 Middle Street , a Horizontal Property Regime with Private Elements of record as Instrument No. 20160505-0044798 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Dorothy Hyde by Warranty deed from Earl Hawkins and Ray Barrett, a partnership d/b/a B & H Company of record in Book 5218, page 241 Register's Office for Davidson County , Tennessee, dated November 03, 1977 and recorded on November 03, 1977.

Being the same property conveyed to L.A.N.D. Group, LLC by Warranty deed from Dorothy Hyde, unmarried of record in Instrument No. 20160219-0016099 Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 19, 2016.

Being the same property conveyed to Building Co No 7, Inc. by Warranty deed from L.A.N.D. Group, LLC of record in Instrument No. 20160301-0019371 Register's Office for Davidson County, Tennessee, dated February 24, 2016 and recorded on March 01, 2016.

Being the same property conveyed to TBC Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Building Co No 7, Inc., a Tennessee Corporation of record in Instrument No. 20160610-0059015 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 10, 2016.

Being also known as 2401B Middle Street Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8th day of **November, 2017**.

TBC DEVELOPMENT, LLC a Limited ~~Liability~~ Company
By: James M. Beach
Its: Member

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, TBC DEVELOPMENT, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of **November, 2017**.

NOTARY PUBLIC

My commission expires: 01.07.2020

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **292,000.00** .

KGM

AFFIANT

Sworn to and subscribed to before me this 8th day of **November, 2017**.

NOTARY PUBLIC

My commission expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021