THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516405** Bill Garrett Davidson County Batch# 112751 **DEEDWARR** 07/05/2018 11:26:03 AM 2 pgs Fees: $13.00 Taxes: $1,376.40 20180705-0065085	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $372,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Daniel K. Mullin and Linda K. Mullin 368 Ardsley Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-05-0C-368.00 CO

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, **Stanley George Bolton, unmarried and Norma Jean Bolton, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel K. Mullin and Linda K. Mullin, husband and wife**, ("Grantees"), their 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 No. 368, on the Horizontal Property Regime for Hillsborough Condominiums, as recorded in the Master Deed of record in Book 6822, page 721 and as described in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to STANLEY GEORGE BOLTON and NORMA JEAN BOLTON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from NEENA SAHA and DANIEL HUDSON, of record in Instrument No. 20170619-0061098, dated June 9, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-05-0C-368.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Book 6822, page 721, said Register's Office.

Matters shown on the Plan of record in Plat Book 6250, page 699, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4161, page 814, said Register's Office.

Storm Water Detention Agreement of record in Book 6702, page 330, said Register's Office.

This is improved property located at 368 Ardsley Place Nashville TN 37215

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 2nd day of July, 2018.

Stanley George Bolton

Norma Jean Bolton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stanley George Bolton and Norma Jean Bolton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2018.

Notary Public

My Commission Expires: _____

