Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1063HUD

Bill Garrett Davidson County
Batch# 115656 **DEEDWARR**
07/12/2018 11:00:30 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20180712-0067502

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of July, 2018

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Boulevard Building Group, LLC 7117 Donald Wilson Dr. Fairview, TN 37062	New owner	132-10-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ana Puertas-Selby and husband Stephen C. Selby

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Boulevard Building Group, LLC

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 part of Lot No. 18 on the Map of Oak Hill Subdivision, No. 1, as of record in Plat Book 547, page 49, Register's Office for said County, and described as according to a survey made May 17, 1951, and revised May 22, 1952, by Geo. W. Watkins, Surveyor, as follows:

Beginning at a point on the Northerly margin of Battery Lane, 133 feet East of the Southeast corner of the property conveyed to H. Wilson Estates and wife, by deed from Annie S. Benedict, of record in Book 2011, page 407, said Register's Office; thence with the margin of said Lane Eastwardly, along a slight curve, 133.5 feet to an iron pin in the Westerly margin of a proposed roadway; thence with the margin of said roadway, as shown on said survey, North 2 degrees 45' East 460 feet to an iron pin; thence North 70 degrees 30' West 131 feet to a point which is 131 feet Easterly from the Easterly line of the Estes property above mentioned; thence South 2 degrees 40' West 472 feet to the beginning.

Being the same property conveyed to Ana Puertas-Selby, a married person by Warranty Deed from F. David Moore and wife, Elise L. Moore, of record in Instrument No. 20060830-0107100, Register's Office for Davidson County, Tennessee, dated August 29, 2006 and recorded on August 30, 2006.

Being also known as 864 Battery Ln., Nashville, Tennessee 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 864 Battery Lane, Nashville, TN 37220.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of July, 2018.

Ana Puertas-Selby

Stephen C. Selby

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Ana Puertas-Selby and Stephen C. Selby

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of July, 2018.

Notary Public

My Commission Expires: 3/31/21

(Notary Seal)

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY