WARRANTY DEED

Bill Garrett
Batch# 126779
08/09/2018 10:01:35 AM
Fees: $13.00 Taxes: $7,215.00

Davidson County
DEEDWARR
2 pgs

20180809-0078420

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cumberland Ridge Properties, LLC, a Missouri limited liabilty company		02600015300
(NAME)	(NAME)	
1048 Richland Court	New Owner	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David L. Boles and Cathy J. Boles, husband and wife, d/b/a Intergrated Properties,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cumberland Ridge Properties, LLC, a Missouri limited liabilty company,** 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 Lot No. 12 as shown on the replat of Lot 12, Northcreek Commons, of record in Instrument Number 20071114-0133385, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Dr. David L. Boles and wife, Cathy J. Boles, d.b.a. Integrated Properties, by Quitclaim Deed from Integrated Properties, a Tennessee general partnership, recorded on May 2, 2014, of record in Instrument No. 20140502-0037346, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 304 North Creek Boulevard, Goodlettsville, TN 37072
(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 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, 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 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 my/our hands this 7th day of August, 2018.

Dr. David L. Boles
d/b/a Integrated Properties

Cathy J. Boles
d/b/a Integrated Properties

State of Tennessee
County of Williamson

Personally appeared before me David L. Boles and Cathy J. Boles, d/b/a Integrated Properties, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of August, 2018.

Notary Public
My Commission Expires: 12/16/2020

File No.: 13169

TANIESHA R. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY