WARRANTY DEED

18-CD-423

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: -
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 130483 **DEEDWARR**
08/17/2018 10:21:22 AM 2 pgs
Fees: $13.00 Taxes: $8,861.50

20180817-0081703

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-423

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zachary Boca Trustee of the Zachary Boca Trust dated April 2, 2013	Zachary Boca Trustee of the Zachary Boca Trust dated April 2, 2013	
(NAME)	(NAME)	
903 Estes Road	903 Estes Road	116 04 0 095.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million Three Hundred Ninety-Five Thousand And No/100 Dollars ($2,395,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, 114 PROPERTY, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ZACHARY BOCA TRUSTEE OF THE ZACHARY BOCA TRUST DATED APRIL 2, 2013, 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. 1, on the Plan of Re-Subdivision of Lots 73, 74 and 75, Clearview Subdivision, of record in Plat Book 3500, page 25, 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 the same property conveyed to 114 Property, LLC, by Quitclaim Deed, from L & H Building Group, LLC, dated September 26, 2017, recorded December 8, 2017, of record in Instrument No. 20171208-0125489, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to L & H Building Group, LLC, by Warranty Deed, from Patricia W. DesPrez, unmarried woman, dated December 30, 2016, recorded January 5, 2017, of record in Instrument No. 20170105-0001226, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Patricia W. DesPrez, by Quitclaim Deed, from Roger M. DesPrez, dated April 25, 1998, recorded December 12, 2012, of record in Instrument No. 20001212-0122433, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 903 Estes Road, Nashville, TN 37215
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness 114 Property, LLC this 15th day of August, 2018.

114 Property, LLC

BY: _____
Donald Lofitis, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of August, 2018, before me personally appeared, the undersigned, a Notary Public in and for said County and State, Donald Lofits, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Manager of 114 Property, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purpose therein contained.

Witness my hand and official seal at Williamson County, Tennessee this 15th day of August, 2018.

Commission Expires: _____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

_____
Notary Public