THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817585** Karen Y Johnson Davidson County Batch# 145023 DEEDWARR 09/25/2018 12:44:30 PM 2 pgs Fees: $13.00 Taxes: $999.00 20180925-0094925	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00 Affiant Subscribed and sworn to before me, this20th day of September, 2018. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JUL 16, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Michele Bruer 4505 Harding Pike 51W Nashville TN 37205	New Owner	Tax Parcel ID No. 116-03-0A-054.00CO

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, **Scott Boughton and Cayce Boughton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Michele Bruer**, ("Grantees"), its 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. 51W on the Plan of Royal Oaks Towers Condominium Apartments, of record in Plat Book 4460, Page 189, corrected in Book 4728, Page 756, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, Page 901, amended in Book 4798, Page 813 and Instrument No. 20070124-0009971, said Register's Office.

Being the same property conveyed by Warranty Deed from Ahmet Cakir and Lauren Duke, husband and wife to Scott Boughton and Cayce Boughton, husband and wife, as recorded on the 17th day of January, 2018 in Instrument No. 20180117-0004589 and Warranty Deed from Ryan Matthew Wehking, a single man and Matthew R. Wehking, a married man to Ahmet Cakir, a single man, as recorded on the 4th day of June, 2015 in Instrument No. 20150604-0052334, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4300, Page(s) 201 and Book 4460, Page 189 corrected in Book 4728, Page 756.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 4710, Page 901 , as amended by instrument(s) of record in Book 4798, Page 813 and Instrument No. 20070124-0009971; also subject to easements, rights and

interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers/Storm Drainage, recorded in Book 3958, Page 152.

Easement for Driveway, recorded in Book 4668, Page 986.

Easement recorded in Book 4668, Page 986; Book 7462, Page 28 and Book 8143, Page 545.

This is improved property located at 4505 Harding Pike 51W Nashville TN 37205

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 20th day of September, 2018.

Scott Boughton

Cayce Boughton, By Scott Boughton, Attorney in fact
Cayce Boughton
By: Scott Boughton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Boughton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Cayce Boughton and that he is authorized by Cayce Boughton to execute this instrument on her behalf.

WITNESS my hand, at office, this 20th day of September 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/17
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY