Karen Y Johnson Davidson County
Batch# 151537 DEEDWARR
10/15/2018 02:46:30 PM 5 pgs
Fees: $28.00 Taxes: $5,402.00
20181015-0102114

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,460,000.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2018. Notary Public My Commission Expires: 11-8-21

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Address New Owner As Follows: C. Mark Carver, Trustee 5101 Boxcroft Place Nashville, TN 37205	Send Tax Bills To: New Owner	Map-Parcel Number: 116-13-0-134.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLEN F. DAMON AND DELPHINE SLOAN DAMON, TRUSTEES OF THE KAIMANA TRUST UNDER AGREEMENT DATED APRIL 6, 2011**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **C. MARK CARVER, TRUSTEE**, hereinafter called the Grantee,

his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Boxcroft, of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Allen F. Damon and Delphine Sloan Damon, Trustees of The Kaimana Trust under agreement dated April 6, 2011, by deed from Jean R. Richardson, unmarried, of record as Instrument No. 201307020068228, dated July 1, 2013, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All taxes for the year 2019 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters appearing on the Plan of record as Book 4860, page 28, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants for Boxcroft of record in Book 4932, page 76, amended in Book 4956, page 648, and corrected in Book 5430, page 263, Register's Office for Davidson County, Tennessee.

4. By-Laws of Boxcroft Owners Association, of record in Book 5365, page 7 as amended in Instrument No. 20130725-0076994, Instrument No. 20171003-0101197 and Instrument No. 20170816-0084029, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5101 Boxcroft Place, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

(Signature pages to follow)

WITNESS my hand this 10 day of October, 2018.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Allen F. Damon, Trustee of The Kaimana Trust, under agreement dated April 6, 2011

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen F. Damon, Trustee of The Kaimana Trust, under agreement dated April 6, 2011, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of October, 2018.

(Seal)

TRISH CASEY
Notary Public – California
San Francisco County
Commission # 2165929
My Comm. Expires Oct 20, 2020

Trish Casey, Notary Public
Notary Public

My Commission Expires: 10-20-2020

WITNESS my hand this 10 day of October, 2018.

Delphine Sloan Damon

Delphine Sloan, Trustee of The Kaimana Trust, under agreement dated April 6, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Delphine Sloan Damon, Trustee of The Kaimana Trust, under agreement dated April 6, 2011, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of October, 2018

(Seal)

Notary Public

My Commission Expires: Sept. 7, 2021

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

749116.1/020180980

True Copy Certification

I, Wesley D. Turner, 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 DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, 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: 10/14/2019

Notary's Seal

