STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 196504 DEEDWARR
02/19/2019 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $725.20
20190219-0014863

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-4265

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin S. Clausius (NAME)	NON OWNER abc (NAME)	052-13-0B-113.00-C
2344 Benay Rd (STREET ADDRESS)	, , undefined (STREET ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	, (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Nicholas J. Boyd, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin S, Clausius, an unmarried man**, 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 Unit No. 151 on the Plan of First Revision, Condominium Site Plan, River Glen, Planned Unit Development, Phase IV (erroneously referred to as Phase 1C in previous deed), Section 1, of record in Plat Book 9700, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Nicholas J. Boyd, an unmarried man by Quitclaim Deed dated August 18, 2017, recorded September 28, 2017, in Instrument Number 20170928-0099409, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, Page 283, Register's Office for Davidson County, Tennessee.
2. Common Area conveyed to Homeowners Association of record in Instrument 20031126-0171892, Register's Office for said County.
3. Boundary Survey for River Glen PUD of record in Book 6900, Page 650 and 651, Register's Office for said County.
4. Stormwater Detention Agreement of record in Instrument 20010816-0088874, Register's Office for said County.
5. Charter for Homeowners Association of record in Book 8069, Page 158 and Instrument 20020425-0051348, Register's Office said County.
6. Easement for Water and Sewer of record in Book 7061, Page 196, Register's Office for said County.
7. Restrictions, ByLaws and Master Deed as recorded in Book 7566, Page 571; Book 10630, Page 501; Book 10630, Page 504; Instrument 20040915-0111299 and Instrument 20040915-0111301, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2344 Benay Road, Nashville, TN 37214.

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. Whenever 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 hand(s) this 15th day of February, 2019.

Nicholas J. Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2019, before me personally appeared Nicholas J. Boyd, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of February, 2019.

Notary Signature
My commission expires: 6/22/19

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

