Karen Johnson Davidson County
Batch# 206001 DEEDWARR
03/14/2019 12:37:30 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13
20190314-0023503

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-26-2021

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael L Simons	Citizens Bank	81-33F-1
(NAME)	(NAME)	
2211 A 15th Avenue North	6100 Tower Circle, Ste 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190365

For and 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 hereby acknowledged, I/we, Timo6, LLC and John David Bolton, Jr , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Michael L. Simons, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Units 2211A as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions for Verdant at 2211 15th Avenue North, a Horizontal Property Regime with Private Elements and a Planned Unit Development as of record in Instrument 20170711-0069717, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING a portion of the same property conveyed to Timo6, LLC and John David Bolton, Jr., by Warranty Deed from Donnie Hogan, dated March 14, 2018, and filed of record in Instrument 20180315-0024521, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for Verdant at 2211 15th Avenue North, establishing a Horizontal Property Regime with Private Elements and A Planned Unit Development and filed of record in Instrument 20170711-0069717, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid plat.

Unimproved ☐

This is improved ☒ property, known as 2211 A 15th Avenue North, Nashville, TN 37208
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of March, 2019

Timo6, LLC

BY: Matthew D Bolton, Mmbr
Matthew D Bolton, Member

Brittney M Bolton, member
Brittney M Bolton, Member

John David Bolton, Jr, by Matthew D Bolton, AIF
John David Bolton, Jr,
By Matthew D Bolton, Attorney in Fact

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Matthew D. Bolton and Brittney M Bolton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Members (or other officer authorized to execute the instrument) of Timo6, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 13th of March, 2019.

Teresa Glass
Notary Public
My Commission Expires: 11-25-19

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires 11-25-2019

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Matthew Bolton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John David Bolton, and who acknowledged that he/she executed the same as the free act and deed of John David Bolton.

Witness my hand, at office, this 13th of March, 2019.

Teresa Glass
Notary Public
My Commission Expires: 11-25-19

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBEPTSON
My Comm. Expires 11-25-2019

True Copy Certification

I, Penny L. 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.

Penny L Ray
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: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY