THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 19041995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2019.

Notary Public
My Commission Expires: _____

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 217046 **DEEDWARR**
04/12/2019 11:17:29 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20190412-0033603

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Alan Bourgeois, Trustee 5035 Marc Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 172-06-0-026.00

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, **Ashley W. Borders and R. Duncan Borders Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Alan Bourgeois, Trustee of the Westminster Trail Property Trust u/a/d June 5, 2014**, ("Grantee"), his 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 Lot(s) 61, as shown on the map entitled Harvard Estates Section Three, of record in Plat Book 4660, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ASHLEY W. BORDERS and R. DUNCAN BORDERS, wife and husband, by deed from JAMES G. CLARK and wife, JENNIFER ANN CLARK, of record in Instrument No. 20100604-0043448, dated May 21, 2010, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 172-06-0-026.00.

Matters shown on the Plan of record in Plat Book 4660, page 104, said Register's Office.
Restrictive Covenants contained in instrument of record in Book 4681, page 75, said Register's Office.

This is improved property located at 5035 Marc Drive Nashville TN 37211

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 10th day of April, 2019.

Ashley W. Borders

R. Duncan Borders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley W. Borders and R. Duncan Borders, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2019.

Notary Public

My Commission Expires:

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022