WARRANTY DEED

Karen Johnson Davidson County
Batch# 223479 **DEEDWARR**
04/29/2019 02:58:02 PM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20190429-0039382

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-28-2020

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Samuel Soland Spry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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).:
Kayla Spry and Samuel Spry	Bank of America, N.A.	91 3 68
(NAME)	(NAME)	
2213 15th Avenue North	PO Box 650070	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Dallas TX 75265-0070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190598

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 Samuel Soland Spry and Kayla M Salek aka Kayla M Spry, Husband and Wife, 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 Unit 2211B, 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 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 2213 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 this23rd day of April, 2019

Timo6, LLC

BY: _____
Matthew Bolton, Member

_____, member
Brittney Bolton, Member

_____
John David Bolton, Jr.

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Matthew Bolton and Brittney 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, 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 Members (or other authorized officer).

Witness my hand, at office, this 23rd of April, 2019.

_____
Notary Public
My Commission Expires:

MARY ANNE RALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires
01-29-2020

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John David Bolton, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of April, 2019.

_____
Notary Public
My Commission Expires:

MARY ANNE RALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires
01-29-2020