RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911597

Karen Johnson Davidson County
Batch# 223705 DEEDWARR
04/30/2019 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20190430-0039725

**WARRANTY DEED**

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Marlene Boosted
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2019.

NOTARY PUBLIC

My commission expires: 12/18/2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 201812WY-21, LLC, a Wyoming Limited Liability Company<br>1133 McAlpine Avenue<br>Nashville, TN 37216 | Same address as new owner | 061 11 0 255.00 |

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Five Thousand and 00/100 Dollars ($145,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROGER BONI, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **201812WY-21, LLC, A WYOMING LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being parts of Lots Nos. 7 and 9 on the Plan of Kennedy and Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, known as Tract 4 on the plan of Re-Subdivision of said Lots Nos. 7 and 9, not of record described according to a survey made by H. R. Swann, Jr., Surveyor, June 20, 1953 as follows:

Beginning on the northerly margin of McAlpine, formerly Alpine Avenue, 110 feet east of the line between Lots Nos. 5 and 7, being the southeast corner of property conveyed to Henry S. Baker and wife, by deed from R.E. Ellis and wife, of record in Book 1579, page 147, said Register's Office; thence with said Baker's easterly line, northwardly 178 feet to an iron pin, Baker's northeast corner; thence with his northerly line, westwardly 60 feet to an iron pin in the easterly line of the property conveyed to Landon C. Hicks, Jr., and wife, by deed from R.E. Ellis and wife, of record in Book 1493, page 440, said Register's Office thence with said Hicks' easterly line and with a fence, northwardly 194.1 feet to an iron pin in a fence line, Hicks' northeast corner; thence eastwardly, with said fence line, 176.2 feet to an iron pin at the corner of Lots Nos. 9 and 11; thence with the line between said two lots, southwardly 90 feet to an iron pin; thence westwardly 164.2 feet to an iron pin, being the northwest corner of Tract No. 5; thence with the

westerly line of said tract, southwardly 90 feet to an iron pin; the southwest corner of said Tract No. 5; thence eastwardly 60 feet to an iron pin; thence southwardly 190 feet, more or less, to the northerly margin of said McAlpine Avenue;
thence with same westwardly 12 feet to the beginning. A portion of the above description was erroneously omitted from the last deed of conveyance.

Being that same property conveyed to Roger Boni, by Warranty Deed from Larry S. Putnam, married, dated September 4, 2015 and recorded in Instrument No. 20150921-0095794, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of April, 2019.

**ROGER BONI**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Roger Boni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of April, 2019.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

# True Copy Certification

I, Jamie Mooney, 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 Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney 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: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY