Karen Johnson Davidson County
Batch# 223802 DEEDWARR
04/30/2019 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $995.30
20190430-0039854

WARRANTY DEED

DANIELLE WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Heather R Hunter
(Affiant)

Sworn to and subscribed before me this 30th day of April, 2019.

Danielle Williams
Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
N & B Properties, LLC (NAME)	**N & B Properties, LLC** (NAME)	**118-08-0-080**
2418 Felts Avenue Nashville, TN 37211 (ADDRESS)	**2418 Felts Avenue Nashville, TN 37211** (ADDRESS)	
Nashville, TN 37211 (City) (State) (Zip)	**Nashville, TN 37211** (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard E. Boensch and Belinda Sue Ethridge Owens and Dan Robinson, a married couple, Belinda Sue Ethridge Owens and Dan Robinson joining in this conveyance for the purposes of conveying any interest they may have acquired in the Property and waiving any interest they may have in the Property,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **N & B Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee (the "Property"):

Land in Davidson County, Tennessee being Lot No. 72 on the Map of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 72 fronts 50 feet on the easterly side of Eugenia Ave and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Richard E. Boensch by Deed dated September 28, 1998 from H. Duane Ryan and wife, Claudette A. Ryan, recorded October 6, 1998, in Book 11145, Page 1, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes for the year 2019, not yet due and payable.
2. Subject to all items shown on the plan of record in Book 161, page 14 and 15, in the Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement of Record in Book 4764, Page 56, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of April, 2019.

Signatures Next Page

_____(SEAL)
Richard E. Boensch

_____(SEAL)
Belinda Sue Ethridge Owens

_____(SEAL)
Dan Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2019, before me personally appeared Richard E. Boensch, Belinda Sue Ethridge Owens and Dan Robinson, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2019.

_____
Notary Signature
My commission expires: July 6, 2020

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Heather R. Hunter, 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

Personally appeared before me, Danielle Williams, a notary public for this county and state, Heather R. Hunter 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: 5-2-22
Notary's Seal

DANIELLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

Certificate of Authenticity

I, Allen Segall, 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.

Allen Segall

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Heather Hunter, a notary public for this county and state, Allen Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

My Commission Expires: July 24, 2022

Notary's Seal (If on paper)

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY