Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1263TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 457,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of May, 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Commission Expiration:
My Commission Expires MAY 2, 2022

Karen Johnson Davidson County
Batch# 229225 DEEDWARR
05/13/2019 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,692.75
20190513-0044771

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
James William Dunn and Windle Houge Morgan 1408B Boscobel St Nashville, TN 37206	Movement Mortgage, LLC ISAOA ATIMA TRAILING DOCS 8024 CALVIN HILL RD INDIAN LAND, SC 29707-8737	083-13-0G-002.00

WARRANTY DEED

FOR AND IN 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, **Robin L. Robinson, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James William Dunn, married and Windle Houge Morgan, married, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

Property known as 1408B Boscobel St Nashville, TN 37206, County of Davidson to wit:

Land in Davidson County, Tennessee, being Unit B, of the Homes at 1408 Boscobel, as shown on Exhibit "B" in the Declaration Of Covenants, Conditions and Restrictions for the Homes at 1408 Boscobel a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20130814-0085575, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of the Homes at 1408 Boscobel, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20130814-0085575, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Robin L. Robinson, an unmarried person, by deed from Prime Nashville, LLC, dated 08/08/2014, filed and recorded 08/12/2014, of record as Instrument No. 20140812-0072789, said Register's Office.

Tax Map and Parcel ID is as follows 083-13-0G-002.00

LTE File No.: 19-1263TN

THIS CONVEYANCE IS MADE SUBJECT TO:

(1) All matters appearing on the Plan of record in Book 4060, Page 111, Register's Office for &*V28& County, Tennessee.
(2) Declaration of Covenants, Conditions and Restrictions for Homes At 1408 Boscobel, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130814-0085575, said Register's Office.
(3) Charter for Homes at 1408 Boscobel Homeowner's Association, Inc. Homeowners Association of record in Instrument No. 20150526-0048347, said Register's Office. NOTE: Robin L. Robinson informs us that the property does not have an active Homeowner's Association. The Homeowner's Association status in the Secretary of State's Office shows as "inactive." We will obtain statements at closing from Robin L. Robinson that the Homeowner's Association is inactive.

This is improved property known as: 1408B Boscobel St, Nashville, TN 37206

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of May, 2019.

Robin L. Robinson

STATE OF COLORADO

COUNTY OF San Miguel

On this 10th day of May, 2019, before me personally appeared **Robin L. Robinson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of May, 2019.

JANIE WIBLE
Notary Public – State of Colorado
Notary ID 20014015743
My Commission Expires May 18, 2021

Notary Public Janie Wible
Commission Expiration: May 18, 2021

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022