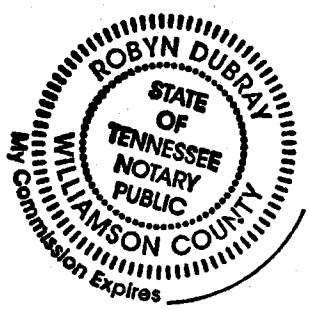
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day May 2019.

Notary Public

MY COMMISSION EXPIRES: 2/15/2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Brian C. Bolling | Wells Fargo | 071 04 0 118.00 |
| (NAME) 2607 Flamingo Drive | (NAME) P.O. Box 51162 | |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Los Angeles, CA 90051 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 238755 DEEDWARR
06/04/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20190604-0053388

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Kelli D. McQuiston, unmarried hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Brian C. Bolling, a single person hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 362 on the Plan of Joywood Heights, Section 2-A, of record in Book 1424, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kelli D. McQuiston, unmarried by Warranty Deed from Christopher R. Choate, unmarried, dated September 01, 2004 and recorded September 13, 2004 of record in Instrument No. 20040913-0110004, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters shown on the plat of record in Plat Book 1424, Page 20, Covenants, conditions, restrictions and easements, if any, recorded as Book 1373, Page 98,

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2607 Flamingo Drive, Nashville, TN 37207
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), his/her/their 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.

Effective the 31 day May 2019.

K D. McQuiston

Kelli D. McQuiston

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelli D. McQuiston, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of May, 2019.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

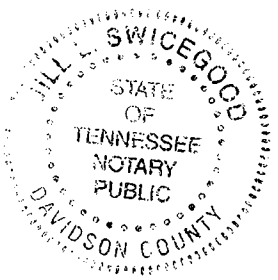
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 


Notary Public

My Commission Expires: July 9, 2022

900