STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Karen Johnson Davidson County
Batch# 250356 DEEDWARR
06/28/2019 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20190628-0063061

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2019.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 11-5-19
File No. G19-5333

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dustin Francis Boyer and Katherine Pitchford Boyer (NAME)	New Owner ~~Stifel~~ (NAME)	172-12-0A-139.00-C
2303 Erin Lane (STREET ADDRESS)	, , undefined (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Lisa Grace and Ronald Grace, wife and husband and Brianna L. Grace, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dustin Francis Boyer and Katherine Pitchford Boyer, 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:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Section 9, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lisa Grace and Ronald Grace, wife and husband and Brianna L. Grace, a single woman by Deed dated March 11, 2016, recorded March 14, 2016, in Instrument Number 20160314-0023936, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 7900, Page 6 and Book 7900, Page 414, Register's Office for Davidson County, Tennessee.
2. Charter of Homeowners Association of record in Book 8071, Page 520, Register's Office for said County.
3. Bylaws of record in Book 8071, Page 531, Register's Office for said County.
4. Deed of conveyance to Metro Government for water mains of record in Book 8377, Page 769 and for sanitary sewers of record in Book 8377, Page 808, Register's Office for said County.
5. Common Area conveyed to Homeowners Association of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for said County.
6. Clearance Permit to Southern Bell Telephone and Telegraph of record in Book 1318, Page 441 and Book 1113, Page 606,

Register's Office for said County.
7. Easement for sanitary sewer/storm drainage of record in Book 7690 Page 260, Register's Office for said County.
8. Power of Attorney of record in Instrument 20160314-0023937, Register's Office for said County.
9. Restrictions as recorded in Book 8069, Page 170 and Book 8681, Page 252, Register's Office for Davidson County, Tennessee.
10. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 256 Burgandy Hill Road, Nashville, TN 37211.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 26th day of June, 2019.

Brianna L. Grace

Lisa Grace

Ronald Grace

STATE OF Massachusetts
COUNTY OF Plymouth

On this 26th th day of June, 2019, before me personally appeared Brianna L Grace, Lisa Grace and Ronald Grace, 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 26th day of June, 2019.

KENY PETIT-FRERE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
February 08, 2024

Notary Signature
My commission expires: 02/08/2024

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)