Karen Johnson Davidson County
Batch# 265014 DEEDWARR
08/01/2019 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,629.85
20190801-0075794

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,500.00. (Affiant) Sworn to and subscribed before me this 31st day of July, 2019. Notary Public My commission expires: 11-5-2019

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)	**118-08-0-077**
2418 Felts Avenue **Nashville, TN 37211**	**2418 Felts Avenue** **Nashville, TN 37211**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(City) (State) (Zip)	**(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, an unmarried man, also known as Richard Edmond Boensch,**, "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:

PARCEL 1:

Land in Davidson County, Tennessee being Lot No. 69 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. 69 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines. 150 feet to an alley.

Being all the same property conveyed to Richard E. Boensch by deed from Robert W. Grace of record in Inst. No. 20030711-0096404, said Register's Office.

PARCEL 2:

Land in Davidson County, Tennessee being Lot No. 70 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. 70 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines, 150 feet to an alley.

Being all the same property conveyed to Richard Edmond Boensch by deed from John Kent and Wife, Shelia Kent of record in Book 9004, page 461, said Register's Office.

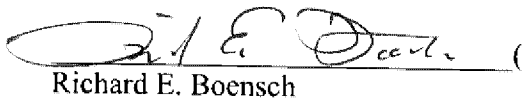
This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be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

1. Subject to all items shown on the plan of record of record in Book 161, Page 14 and 15, 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 31st day of July, 2019.



(SEAL)
Richard E. Boensch

[Notary Continued Next Page]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2019, before me personally appeared Richard E. Boensch, 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 31st day of July, 2019.

Susan B. Evans
Notary Signature
My commission expires: 11-5-2019

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Susan B. Evans, 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.

Susan B. Evans
Signature

Personally appeared before me, Heather R Hunter, a notary public for this county and state, Susan B. Evans 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

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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