WARRANTY DEED

Karen Johnson Davidson County
Batch# 272914 DEEDWARR
08/19/2019 08:36:41 AM 3 pgs
Fees: $18.00 Taxes: $536.50

20190819-0082533

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul M. Boles	Paul M. Boles	117-15-OA-85.00
(NAME)	(NAME)	
4800 Clear Creek Road	4800 Clear Creek Road	
(ADDRESS)	(ADDRESS)	
Pulaski, TN 38478	Pulaski, TN 38478	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,Carolyn Kontrick as Administrator for The **Estate of Marilyn Givens,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paul M. Boles, a married man,** 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:

Parcel No. 85, being Unit No. C-105 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Marilyn Givens by Warranty Deed from Lee Ann Cole and husband, Steve Cole dated January 11, 2000 of record in Instrument Number 20000111-0004038, Register's Office for Davidson County, Tennessee. Said Marilyn Givens having since died on February 14, 2019 and by Orders Granting Letters of Administration found in Probate Case No. 19P471, Circuit Court for Davidson County, Probate Division, Carolyn Kontrick is declared as her only heir at law.

Subject to:

Taxes and assessments for the year 2019 and subsequent years a lien, but not yet due and payable.

**All matters found on the plan of record in Plat Book 5200, page 64, Register's Office for Davidson County,
Tennessee.**

All matters within the Master Deed of record in Book 5304, page 702; Book 7841, page 557; and By-Laws of record in Book 5304, page 745 and Book 9830, page 181, Register's Office for Davidson County, Tennessee.

Easements of record in Book 3879, page 569 and Book 4320, page 896, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any and all easements for public utlities.

unimproved ☐

This is improved ☑ property, known as 1900 Richard Jones Rd #C105, Nashville, TN 37215
(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 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. 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/our hands this 15th day of August, 2019.

The Estate of Marilyn Givens

Carolyn Kontrick Administrator
Carolyn Kontrick, Administrator

Carolyn Kontrick
Carolyn Kontrick, Heir

State of Illinois
County of Lake

Personally appeared before me, the undersigned Notary Public, personally appeared Carolyn Kontrick as the Administrator for The Estate of Marilyn Givens, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of August, 2019.

Notary Public Heather Japuntich
My Commission Expires: 6/12/2021

"OFFICIAL SEAL"
HEATHER W. JAPUNTICH
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/12/2021

State of Illinois
County of Lake

Personally appeared before me, the undersigned Notary Public, personally appeared Carolyn Kontrick, individually, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of August, 2019. .

Notary Public Heather Japuntich
My Commission Expires: 6/12/21

File No.: 201907053

"OFFICIAL SEAL"
HEATHER W. JAPUNTICH
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/12/2021