Karen Johnson Davidson County
Batch# 310080 DEEDWARR
11/04/2019 09:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,629.85
20191104-0113244

2019-190

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 October, 2019. Notary Public My commission expires: May 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)	**118-08-0-069**
2418 Felts Avenue (ADDRESS)	**2418 Felts Avenue** (ADDRESS)	
Nashville, TN 37211 (City) (State) (Zip)	**Nashville, TN 37211** (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**, "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:

Property 1:
Land in Davidson County, Tennessee being Lot No. 40 and the northerly 5 feet of Lot No. 39 on the Plan of Grandview Heights, as of record in Book 161, Pages 14, Register's Office for said County.

Property 2:
Land in Davidson County, Tennessee being the southerly 45 feet of Lot No. 39 on the Plan of Grandview Heights, as of record in Book 161, Pages 14, Register's Office for said County.

Being all the same property conveyed to Richard E. Boensch by deed from Gertrude A. Green, unmarried, of record in Book 10582, Page 894, Register's Office for Davidson County, Tennessee

This Conveyance is 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 (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, and (6) taxes for the year 2020, a lien not yet due or payable.

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 October, 2019.

Richard E. Boensch (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 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 October, 2019.

Susan B. Evans
Notary Signature
My commission expires: November 5, 2019

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ann Evans Segall, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
Personally appeared before me, Dee Ray, a notary public for this county and state, Ann Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5/2/22
Notary's Seal

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

201911040113244