WARRANTY DEED

Karen Johnson Davidson County
Batch# 317963 DEEDWARR
11/20/2019 03:43:15 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20191120-0120108

Address New Owners as:	Tax Bill To:	Map / Parcel
The Boulder Subdivison, LLC P.O. Box 50735 Nashville TN 37205	New Owner	172020a00600co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-10-16038

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 sufficiency of all of which are hereby acknowledged, **Milton R. Thomas, Sr., a married man**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **The Boulder Subdivision, LLC, a Tennessee limited liability** , (The "Grantee"), Grantee' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, Being Lot Number 6 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to Milton R. Thomas, Sr, a married man, by Warranty Deed from Woodlend LP, a Tennessee Limited Partnership, of record in Instrument Number 20190409-0032137, Register's Office for Davidson County, Tennessee.

This is improved property known as 5804 Woodland Hills Drive, Nashville, TN 37211.

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 15 day of November 2019.

Notary Public

My Commission Expires: _____

SORIN DIOSAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
August 2, 2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15 day of November 2019.

Milton R. Thomas, Sr

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Milton R. Thomas, Sr, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand this 15 day of November, 2019.

Notary Public

My Commission Expires: 8/2/21

SORIN DIOSAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
August 2, 2021