Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
File #14326

Karen Johnson Davidson County
Batch# 318909 DEEDWARR
11/25/2019 11:11:02 AM 3 pgs
Fees: $18.00 Taxes: $625.29
20191125-0121424

WARRANTY DEED

Address New Owners as:	Tax Bill To:	Map / Parcel
Robert Avila and David Schallhorn 9653 Radiant Jewel Ct. Brentwood, TN 37027	New Owner	172020a0600co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-10-16040

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, **The Boulder Subdivision, LLC, a Tennessee limited liability**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, **Robert Avila and David Schallhorn** (The "Grantee"), Grantee's successors 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 The Boulder Subdivision, LLC, a Tennessee limited liability company, by Warranty Deed from Milton R. Thomas, Sr., a married man, of record in Instrument Number 20191120-0120108 **, Register's Office for Davidson County, Tennessee.**

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

This conveyance is subject to the following:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Easement as of record in Book 6489, Page 537, Book 7950, Page 227, Instrument No. 19991222-030625, Instrument No. 19991222-0306126, Instrument No. 20080118-0006026 and Instrument No. 20080227-0018946, said Register's Office.
3. Covenants as of record in Instrument No. 20180920-0093374 and Instrument No. 20190701-0063431, said Register's Office.
4. Deed of conveyance of record in Book 5691, Page 548, said Register's Office.

5. Subject to all matters as disclosed on plat of record in Instrument No. 20170918-0095179, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $168,995.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2019.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors 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 herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of November, 2019.

The Boulder Subdivision, LLC,

By: Steven Willis

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

Before me, the undersigned of the state and county mentioned, personally appeared Steven Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Sole Partner for The Boulder Subdivision, LLC, a Tennessee limited liability company, and as such Sole Partner acknowledged that he is authorized to execute the foregoing instrument on behalf of The Boulder Subdivision, LLC, a Tennessee limited liability company, the within named bargainor, a limited Partnership, and that he as such Sole Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as Sole Partner.
Witness my hand and seal, at Nashville, Tennessee, this 6th day of November 2019.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM