Karen Johnson Davidson County
Batch# 330857 DEEDWARR
12/17/2019 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,160.80
20191217-0130089

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $584,000.00.

Karen Cupkund
Affiant

Subscribed and sworn to before me, this 16th day of December, 2019.

Notary Public
My commission expires: 1-3-23

J CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

02-1911-50793

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Stephen C. Boyd & Meredith Brown Boyd 2462 Eastland Avenue Nashville TN 37206	New Owners	083-12-0-G-002.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James R. Damle and Tiffany Damle, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen C. Boyd and Meredith Brown Boyd, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit B, on the Plat for Homes at 2458 Eastland, a Horizontal property regime with Private Elements, as established by and shown appended to the Declaration of Covenants, Conditions and Restrictions of record in Book 2545, Page 497; Book 2590, Page 622; and the Declaration of Covenants, Conditions, and Restrictions with By Laws appended of record in Instrument No. 20160125-0007075, as Amended and Restated by Declaration of Covenants, Conditions and Restrictions for Homes at 2458 Eastland with Amended and Restated By Laws appended of record in Instrument No. 20181121-0114489; and corrected by Scrivener's Affidavit of Preparation of Amendment and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190222-0016258, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to SBE Properties by deed from Larry Simpson, unmarried, dated October 23, 2015, recorded October 28, 2015, of record in Instrument No. 20151028-0109667, as corrected to reflect grantee as SBE Partners by Deed of Correction of record in Instrument No. 20160107-0001533, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James R. Damle and Tiffany Damle, husband and wife by deed from SBE Partners, dated November 29, 2018, recorded December 11, 2018, of record in Instrument No. 20181211-0120308, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2462 Eastland Avenue, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of December, 2019.

James R. Damle

Tiffany Damle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James R. Damle and Tiffany Damle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 16th day of December, 2019.

Notary Public

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 07/24/2023

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop 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:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2020

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