WARRANTY DEED

Karen Johnson Davidson County
Batch# 345507 DEEDWARR
01/21/2020 09:58:06 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20200121-0006919

Address New Owners as:	Tax Bill To:	Map / Parcel
The Boulders Residential Subdivision, LLC P.O. Box 50735 Nashville, TN 37205	New Owner	172020a01200co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-10-16039

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, **Teri B. Radcliff, married**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **The Boulders Subdivision LLC, a Tennessee Limited Company**, (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, Tennessee, Being Lot Number 12 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 Teri B. Radcliff, by Warranty Deed from Woodlend Woodland Falls Subdivision, L.P., of record in Instrument Number 20171023-0108173, Register's Office for Davidson County, Tennessee.

This is improved property known as 5817 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, Book 7950, Page 224, Instrument No. 19991222-030625, Instrument No. 1999122220306126, 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 $170,000.00.

Affiant

Subscribed and sworn to before me this 8th day of January, 2020.

Notary Public

My Commission Expires: 6/1/2023

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 8th day of January, 2020.

Teri B. Radcliff

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Teri B. Radcliff, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 8th day of January 2020.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
6/11/2023
COUNTY OF CHEATHAM