WARRANTY DEED

Karen Johnson Davidson County
Batch# 354768 DEEDWARR
02/07/2020 10:28:01 AM 2 pgs
Fees: $13.00 Taxes: $624.93

20200207-0014445

#14483

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 6/11/2023

(AFFIX SEAL)

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

Return to

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter James Peltier Ryan Pamela Peltier	NEW OWNER	172020a01300co
(NAME) 5821 Woodland Hills Drive	(NAME) 1407 Pillow Street	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Boulders Subdivision LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Peter James Peltier and Ryan Pamela Peltier,** husband and wife, hereinafter called the GRANTEES, their heirs 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 Lot number 13 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register's 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 Boulders Subdivision, LLC, by deed of record in Instrument No. 20200207-0014444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5821 Woodland Hills Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hands this 3rd day of February, 2020.

The Boulders Subdivision LLC

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Steven Wills with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Gen. Partner of The Boulders Subdivision, LLC and that he as such Gen. Partner executed the foregoing instrument for the purposes therein contained, by signing the name of The Boulders Subdivision, LLC by himself as Gen. Partner.

WITNESS my hand and seal this 3rd day of February, 2020.

Notary Public
My Commission Expires: 6/11/2023

File No.: 14483

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