THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124481**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2020. Notary Public My Commission Expires: 4.17.23

Karen Johnson Davidson County
Batch# 363014 DEEDWARR
02/25/2020 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20200225-0021057

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Abdoulie Njie 736 N Wickshire Way Brentwood TN 37027	Send Tax Bills To: New Owner " " " "	Tax Information: Tax Parcel ID No. 172-09-0A-108.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn A. Boyd and Stephan J. Boyd, wife and husband,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abdoulie Njie and Matilda Goswell, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Section Three, Banbury Crossing of record in Plat Book 9700, Page (s) 665 and 666, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn A. Boyd, formerly known as Carolyn Alifragis, and Stephan J. Boyd, formerly known as Jason S. Boyd, as husband and wife by Quit Claim deed from Carolyn Alifragis and Jason S. Boyd of record in Instrument No. 20200121-0007514 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on January 21, 2020.

Stephan J. Boyd is a/k/a Jason S. Boyd and Carolyn Alifragis is a/k/a Carolyn A. Boyd.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 665 and 666, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of the P.U.D. Boundary Plat for Banbury Crossing of record in Plat Book 9700, Page 549, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2438, Page 460, Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 254, Book 4148, Page 264 and Book 4148, Page 292, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Banbury Crossing, of record in Book 10369, Page 48, Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Book 4693, Page 961, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.

By-Laws of Banbury Crossing Homeowners Association, Inc., of record in Instrument No. 20020610-0070239, in the Register's Office for Davidson County, Tennessee.

Charter of Banbury Crossing Homeowner's Association, Inc., of record in Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easements of record in Book 1174, Page 153 and Book 2438, Page 392, in the Register's Office for Davidson County, Tennessee.

Storm Water Agreement of record in Book 10633, Page 330, in the Register's Office for Davidson County, Tennessee.

Agreement for sewer easement of record in Book 11213, Page 82, in the Register's Office for Davidson County, Tennessee.

Maintenance and Easement Agreement of record in Instrument No. 20040831-0105431, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 736 N Wickshire Way Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2020.

Carolyn A. Boyd — Carolyn A. Boyd

Stephan J. Boyd — Stephan J. Boyd

STATE OF Florida)
COUNTY OF Collier)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn A. Boyd and Stephan J. Boyd, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2020.

Notary Public
My Commission Expires: 07/17/22

MARLON DORBECK
Notary Public, State of Florida
Commission# GG 238894
My comm. expires July 17, 2022

True Copy Certification

I, Gregory D. Vadner, 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.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, 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: 5-19-20

Rebecca A. Dohoda
Notary Public
State of Tennessee
Rutherford County