Karen Johnson Davidson County
Batch# 368507 DEEDWARR
03/06/2020 11:23:20 AM 2 pgs
Fees: $13.00 Taxes: $554.99

20200306-0025464

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $149,995.00.

Affiant

Subscribed and sworn to before me this 4 day of March, 2020.

Notary Public
My Commission Expires: 6/11/2023

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

Address New Owners as:	Tax Bill To:	Map / Parcel
Jesse Dykema 818 19th Ave South Unit 1509 Nashville TN 37205	New Owner	172020a00100co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-10-16045

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 Boulders Subdivision LLC, a Tennessee Limited Liability Company**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Jesse Dykema**, (The "Grantee"), Grantee's heirs 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 1 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 Boulders Subdivision LLC, a Tennessee Limited Company, by Warranty Deed from Julie Warwick, of record in Instrument Number 20200306-0025463 **Register's Office for Davidson County, Tennessee.**

This is unimproved property known as 5824 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. 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.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 4 day of March, 2020.

The Boulders Subdivision LLC, a Tennessee Limited Liability Company

By: Steven Willis

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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 Boulders 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 Boulders 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 this 4 day of March 2020.

My Commission Expires: 6/11/2023

Notary Public

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