Karen Johnson Davidson County
Batch# 378276 DEEDWARR
03/26/2020 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200326-0033125

WARRANTY DEED

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/2023

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 20-6859B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Bolder Development LLC	New Owner	103-01-0-041.00
3057 Nutley Street, Suite 621		
Fairfax, VA 22031		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JULIUS M. FULTON AND WIFE, PATRICIA ANN FULTON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BOLDER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 9 on the map of John B. Cowden's Subdivision No. 2, not of record, described according to a survey made by Meyer, Surveyor, February 18, 1946, as follows:

Beginning on the Southerly margin of a driveway at the Northwest corner of the property conveyed to K. B. Sawyer and wife, by deed from John B. Cowden, Trustee, of record in Book 1414, page 303, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 9 and 10; thence with the line between said two lots and with Sawyer's Westerly line, Southwardly 242.5 feet, more or less; thence Westwardly with the Northerly margin of an unnamed street, South 35 degrees West 50 feet to the line between Lots Nos. 8 and 9; thence Northwardly with said line 254.3 feet to the Southerly margin of said driveway; thence with same Eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Julius M. Fulton and wife, Patricia Ann Fulton by Warranty deed from Newell D. Myatt, James E. Myatt, Robbie M. McDavid, Fayedene M. Dugger, John T. Myatt and Helen M. McFarland, married, all others unmarried of record in Book 7466, page 11, Register's Office for Davidson County, Tennessee, dated February 05, 1988 and recorded on February 09, 1988.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson Co. of record in Book 5559, Page 542, in the Register's Office for Davidson County, Tennessee.

No insurance is afforded as to the exact amount of acreage contained in subject property.

This is property known as 6106 Neighborly Avenue, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 25th day of March, 2020.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 25th day of March, 2020.

Julius M. Fulton

Julius M. Fulton

Patricia Ann Fulton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JULIUS M. FULTON AND PATRICIA ANN FULTON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of March, 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 20-6859B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21