RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013108

WARRANTY DEED

Karen Johnson Davidson County
Batch# 387754 DEEDWARR
04/17/2020 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20200417-0040651

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2020.

NOTARY PUBLIC

My commission expires: 11/16/22

DAVID WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Holt and Kent Holt 1761 Boxwood Drive Nashville, TN 37211	Same address as new owner	172-03-0-A-162.00 CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty Five Thousand and 00/100 Dollars ($525,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **WEST END BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **TIFFANY HOLT AND KENT HOLT, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 80 on the Plan of Summit at The Woodlands, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Adam Patrick Cabell, by Warranty Deed from Woodlands Phase 2, LLC, dated 3/19/2018, recorded 3/22/2018, of record in Instrument No. 20180322-0027111, in the Register's Office for Davidson County, Tennessee. And being the same property further conveyed to West End Builders, Inc., a Tennessee corporation by Deed from Adam Patrick Cabell, a married man, of record in Instrument No. 202004170040650, said Register's office.

The address of the herein described property is believed to be 1761 Boxwood Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20170724-0074740; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 31st day of March, 2020.

WEST END BUILDERS, INC.

BY: _____
JEREMY M. BOCZULAK, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of March, 2020, before me, appeared Jeremy M. Boczulak, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of West End Builders, Inc., a Tennessee corporation, and that said instrument was signed on behalf of said West End Builders, Inc., and said officer acknowledged said instrument to be the free act of deed of said West End Builders, Inc.

WITNESS my hand and seal, this the 31st day of March, 2020.

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

_____
Notary Public

DAVID WEBBER
Printed Notary Name

My commission expires: 11/16/22

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022