THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 428281 DEEDWARR
06/29/2020 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20200629-0070396

ADDRESS NEW OWNER
ABI Investments, LLC
2885 Sanford Ave., SW#45148
Grandville, MI 49418

MORTGAGEE

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
MAP 115-09-0
PARCEL 036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, James Thomas Bolles, III, Executor of The Estate of James Thomas Bolles, Jr.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ABI Investments, LLC,** 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 No. 109 on the plan of West Meade Hills, Section Four, as of record in Book 3300, Page 46, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Thomas Bolles and wife, Betty B. Bolles by Warranty Deed from John B. Turner and wife, Lois Turner dated August 12, 1963, of record in Book 3613, Page 207, Register's Office for Davidson County, Tennessee.
Betty B. Bolles predeased James Thomas Bolles, Jr.
James Thomas Bolles, Jr. now being deceased and by Court Order Probate No. 19P2254, James Thomas Bolles, III was appointed executor of the estate.
The Last Will and Testament of J. Thomas Bolles (being the same as James Thomas Bolles, Jr.) authorizes the Executor to sell the property.
James Thomas Bolles, Jr.; James Thomas Bolles; J. Thomas Bolles, and James Bolles are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including any and all easements, covenants conditions and all matters and notes as shown on the plan of record in Book 3300, Page 46, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **815 Cammack Court Nashville, TN 37205.**

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 our hands this 25th day of June, 2020.

James Thomas Bolles, III, Executor of the Estate of
James Thomas Bolles, Jr.

Executor of Estate of James Thomas Bolles, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

On this 25th day of June, 2020, before me personally appeared James Thomas Bolles, III, to me known (or proved to me on the basis of satisfactory evidence), to be the Executor of The Estate of James Thomas Bolles, Jr. and who executed the foregoing instrument as Executor of The Estate of James Thomas Bolles, Jr. for the purposes therein contained on behalf of The Estate of James Thomas Bolles, Jr.

Witness my hand and official seal at Mt. Juliet, Tennessee 25th day of June, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $365,000.00.

AFFIANT

Subscribed and sworn to before me this 25th day of June, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY