WARRANTY DEED

JESSICA ALLEN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

W-SB-BMR-20-220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-18-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 437346 DEEDWARR
07/14/2020 11:12:30 AM 2 pgs
Fees: $13.00 Taxes: $603.10
20200714-0076855

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Boland and Beverly Boland	New Owner	
(NAME)	(NAME)	**086-11-0A-079.00-CO**
220 Raintree Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JUSTIN ROBERT RUBIO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES BOLAND AND BEVERLY BOLAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit No. 1, Building No. 14 in Raintree Village (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of Record in Book 4753, page 140, Register's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, said Register's Office, and as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and IIA, of record in Book 4860, page 62 through 64, said Register's Office, to which plat reference is hereby made. Building 14 having been submitted to the provisions of the said Master Deed, as amended by Instrument of record in Book 5165, page 781, and Book 5172, page 77, said Register's Office. Garage No. 14-1 is a limited common element for the exclusive use of the occupant of said Unit.

Being the same property conveyed to Justin Robert Rubio, an, unmarried individual by Warranty Deed from Kathryn Dansby, a single woman, and Susan Patton, unmarried of record in Instrument No. 20150105-0000770 Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on January 05, 2015.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4860, Page 62 through 64 inclusive, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Raintree Village, Section A (Phase II & II-A, Hermitage Woods, Condominium Apartments)of record in Book 4753, Page Page 140, as amended in Book 4980, Page 378 and Book 5165, Page 781, Book 5172, Page 77 and instrument of termination in Book 5091, page 39 and Instrument No. 20040826-0103606 and 20040428-0047940, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080728-0076757 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5193, Page 821, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Hermitage Woods, Phase II Raintree Village amended of record in Book 5122, page 878; Book 6229, page 970 and Book 10382, page 596.

- Charter of Hermitage Woods Community Services Association of record in Book 4753, page 101.
- Access Easement and Public Utility and Drainage Easement of record in Book 4460, Page 82, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Book 5578, Page 751, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 9418, Page 950, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **220 Raintree Drive, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF JULY, 2020.

Justin Robert Rubio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN ROBERT RUBIO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of July, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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
WILLIAMSON COUNTY