WARRANTY DEED

Karen Johnson Davidson County
Batch# 448396 DEEDWARR
08/03/2020 09:44:54 AM 3 pgs
Fees: $18.00 Taxes: $506.90
20200803-0085044

Address New Owners as:	Tax Bill To:	Map / Parcel
The Boulders Subdivision LLC	New Owners	172-02-0a-16000CO

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

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, **C. Eugene Grassle, Trustee of the Richard Dean Senty, Jr. Revocable Trust,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **The Boulders Subdivision LLC, a Tennessee Limited Liability Company,** (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 16 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record 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 C. Eugene Grassle, Trustee of the Richard Dean Sentry, Jr. Revocable Trust, by Warranty Deed from Woodland Falls Subdivision, L.P., A Tennessee limited Partnership of Record in Instrument No. 20180720-0070870, Register's Office for Davidson County, Tennessee.

Richard Dean Sentry, Jr. Revocable Trust and Ricard Dean Senty, Jr. Revocable Trust are one and the same.

This is unimproved property known as 5843 Woodland Hills Drive, Lot 16, Nashville, TN 37211.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable. Map & Parcel: 172020a01600co
2. Covenants as of record in Instrument No. 20180920-0093374 and Instrument No. 20190701-0063431, said Register's office

3. Easement as of record in book 6489, page 537, Book 7950, Page 224, Book 7950, Page 227, instrument No. 19991222030625, Instrument No. 1999122220306126, instrument No. 20080118-0006026 and Instrument No. 200802270018946, said Register's office
4. Deed of Conveyance as 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.

STATE OF ~~TENNESSEE~~ ARKANSAS
COUNTY OF ~~DAVIDSON~~ Benton

The actual consideration or value, whichever is greater for this transfer is $137,000.00

_____
Affiant

Subscribed and sworn to before me this 29th day of July, 2020.

_____
Notary Public

My Commission Expires: Oct. 17, 2028

IVAN TORRES
Notary Public - Arkansas
Benton County
Commission # 12705660
My Commission Expires Oct 17, 2028

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 29 day of July, 2020.

By C. Eugene Grassle, Trustee of the
Richard Dean Senty, Jr. Revocable Trust

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF ~~DAVIDSON~~ Benton

On this 29th day of July, in the year 2020, before me the undersigned, personally appeared **C. Eugene Grassle,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the trustee of **The Richard Dean Senty, Jr. Revocable Trust**, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purpose therein contained as partner.

My Commission Expires: Oct. 17, 2028 Notary Public

IVAN TORRES
Notary Public - Arkansas
Benton County
Commission # 12705660
My Commission Expires Oct 17, 2028