Karen Johnson Davidson County
Batch# 455414 DEEDWARR
08/12/2020 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200812-0090169

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2051TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00.

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of August, 2020.

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Notary Public

My Commission Expiration:
4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Joe Lavert Sullivan 3529 Brookway Dr. Nashville, TN 37207	SAME AS NEW OWNER.	050 02 0 060.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LaTroy D. Boseman an unmarried man**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe Lavert Sullivan a single man** 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:

Property known as 3529 Brookway Dr. Nashville, TN 37207, County of Davidson to wit:

The land with all the buildings and improvements thereon, situated at 3529 Brookway Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 52, Section III, Willow Creek, as shown by Plat of record in Plat Book 5200, Page 631, Register's Office for Davidson County, Tennessee, tow which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to LaTroy D. Boseman, an unmarried man, by deed from J Word Properties, LLC, dated 12/14/2015 filed and recorded 12/15/2015 of record as Instrument No. 20151215-0125747, said Register's Office.

Tax Map and Parcel ID is as follows 050 02 0 060.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3529 Brookway Dr., Nashville, TN 37207

LTE File No.: 20-2051TN

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 my hand this 11th day of August, 2020.

LaTroy D. Boseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2020, before me personally appeared **LaTroy D. Boseman unmarried**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 11th day of August, 2020.

Chasity Petty
Notary Public

Commission Expiration: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

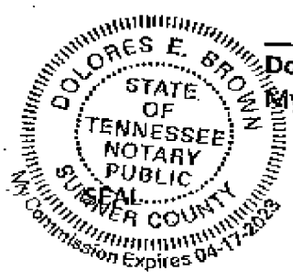
True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dolores E. Brown
My Commission Expires: 4-17-2023