THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

CRT File No. 200224790

Karen Johnson Davidson County
Batch# 473913 **DEEDWARR**
09/11/2020 11:58:11 AM 2 pgs
Fees: $13.00 Taxes: $1,656.53

20200911-0103936

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $447,710.00.

Frances Lancaster Sturdivant
Affiant

Subscribed and sworn to before me, this 10th day of September, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frances Lancaster Sturdivant 7055 Westside Circle Nashville TN 37205	New Owner	Tax Parcel ID No. 14300000700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Boost Commons Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frances Lancaster Sturdivant, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 31 of 1101 Boost Commons a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1101 Boost Commons a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20180921-0093677, amended in Instrument Nos. 20181105-0109337 and 20190930-0099544, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Quitclaim Deed from 11 Vaughns Gap RE, LLC, a Tennessee limited liability company to Boost Commons Development, LLC, a Tennessee limited liability company as recorded on the 15th day of October, 2018 in Instrument No. 20181015-0101816; part of Special Warranty Deed from 11 Vaughns Gap RE, LLC, a Tennessee limited liability company to Boost Commons Development, LLC, a Tennessee limited liability company as recorded on the 15th day of October, 2018 in Instrument No. 20181015-0101815 and part of Special Warranty Deed from Westside Property Holdings, LLC, a Tennessee limited liability company to 11 Vaughns Gap RE, LLC, a Tennessee limited liability company as recorded on the 26th day of December, 2012 in Instrument No. 20121226-0118488, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180921-0093677, as amended in Instrument Nos. 20181105-0109337 and 20190930-0099544.

Covenants, Conditions and Restrictions as set forth in Deed Restriction recorded in Book 3898, Page 425 and Book 4764, Page 710.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 188.

Easement recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.

Easement for Right of Entry for Access from Public Rights-of-Way, recorded in Instrument No. 20181212-0121003.

Easement for Electric Power Facility, recorded in Instrument No. 20190828-0086735.

This is improved property located at 7055 Westside Circle Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2020.

Boost Commons Development, LLC, a Tennessee limited liability company

BY: Victor Bishara, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victor Bishara, with whom I am personally acquainted, and who acknowledged himself to be the Member of Boost Commons Development, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand, at office, this 10th day of September, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022