THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20062780**	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $402,581.47. Affiant Subscribed and sworn to before me, this 15th day of September, 2020. Notary Public My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 477310 DEEDWARR
09/17/2020 09:29:37 AM 2 pgs
Fees: $13.00 Taxes: $1,489.55

20200917-0106368

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Ingrish 7021 Westside Circle Nashville TN 37205	First Bank 722 Columbia Avenue Franklin, TN 37064	Tax Parcel ID No. 143 03 0E 002.00

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 II, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Ingrish.** unmarried , ("Grantees"), its 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. 2 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 No. 20180921-0093677, as amended in Instrument No(s). 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 the same property conveyed to Boost Commons II LLC, a Tennessee limited liability company, by QuitClaim Deed from Boost Commons Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20191031-0112186, in the Register's Office of Davidson County, Tennessee, dated October 31, 2019 and recorded on October 31, 2019.

Being part of the same property conveyed to Boost Commons Development, LLC, a Tennessee limited liability company, by QuitClaim Deed from 11 Vaughns Gap RE, LLC, a Tennessee limited liability company, of record in Instrument No. 20181015-0101816, in the Register's Office of Davidson County, Tennessee, dated October 10, 2018, and recorded on October 15, 2018.

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 No(s). 20181105-0109337 and 20190930-0099544.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4764, Page 710.

Easement recorded in Book 3898, Page 425.

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

Easement recorded in Instrument No. 20140114-0003778.

Easement for Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded in Instrument No. 20181212-0121003.

This is improved property located at 7021 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 15th day of September, 2020.

Boost Commons II, 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 II, 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 15th day of September, 2020.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC