Karen Johnson Davidson County
Batch# 479248 DEEDWARR
09/21/2020 09:29:09 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20200921-0107619

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Quick Getaway Now, LP

TO: Paul Bradley Day
1017 Valley Cove Ct
Nashville, TN 37221

MAP & PARCEL:
126-15-0A-303.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Quick Getaway Now, LP, a Tennessee Limited Partnership, Grantor herein; has bargained and sold and by these presents does convey unto Paul Bradley Day, a single man, as sole owner, Grantee herein, his heirs, successors and assigns, the following described property:

Being Lot 5, on the Plan of Boone Trace, Section 8, Phase 1, Beautiful Valley Drive at Settler's Way, of record as Instrument No. 20031210-0177241, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Quick Getaway Now, LP, a Tennessee limited partnership, from Pronto, LP, a Tennessee limited partnership, by Quitclaim Deed dated 8/19/2013 and recorded 9/5/2013 of record as Instrument No. 20130905-0093815, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2020 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein. This conveyance is subject to all setbacks, easements, restrictions and other matters as shown on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, Page 470, Register's Office of Davidson County, Tennessee; all setbacks, easements, restrictions and other matters as shown on the plat of record for of Boone Trace Section 8, Phase 1, Beautiful Valley Drive at Settler's Way of record as Instrument No. 20031210-0177241, said Register's Office, including, but not limited to depiction of the 100 year flood plain lying on a portion of the subject Lot 5; Beech Creek borders Section 8 Phase 1 of the subdivision and there is a buffer between the creek and the subject property as evidenced by plat of record as Instrument No. 20031210-0177241, said Register's Office; Restrictions Covenants of Biltmore Development Proposed Boone Farm at Biltmore, of record in Book 7265, Page 657, said Register's Office; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, for Boone Trace, of record in Book 9342 page 312, as rerecorded in Book 9735 page 931, and as corrected in Book 10032 page 813, said Register's Office; Restated Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, for Boone Trace, of record as Instrument No. 20010717-0075902, said Register's Office; Charter for Boone Trace Homeowners' Association of record in Book 9607, Page 534, said Register's Office; Quitclaim Deed from Tenn. Contractors, Inc. to Boone Trace Homeowners' Association conveying the open spaces for Boone Trace Section 8 Phases 1 and 2, of record as Instrument No. 20070918-0111770, said Register's Office; Storm Water Detention Agreement executed between Boone Trace Homeowners' Association and Metropolitan Government of Nashville and Davidson County of record as Instrument Number 20021217-0155375, said Register's Office; and all other matters of record.

This is improved property known as 1017 Valley Cove Court, Nashville, TN 37221 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. Grantor does further

covenant and bind itself and its successors and assigns to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized agent, this the 18 day of September, 2020.

Quick Getaway Now, LP
By: Jamie L. Emery
Title: General Partner

State of Tennessee
County of Cheatham

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jamie L. Emery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be General Partner (or other officer authorized to execute the instrument) of Quick Getaway Now, LP, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as General Partner (or other authorized officer).

Witness my hand, at office, this 18th day of September, 2020.

NOTARY PUBLIC

My commission expires: 7/17/2021

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

SWORN to and subscribed before me,
this the 21st day of Sept, 2020.

NOTARY PUBLIC

My commission expires: 7/17/21

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY