THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426684**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,500.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2020. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 479858 DEEDWARR
09/21/2020 11:27:47 AM 2 pgs
Fees: $13.00 Taxes: $1,518.85

20200921-0107917

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jolie Bond and Mark Alan Bond 7013 Westside Cir. Nashville TN 37205	New Owner	Tax Parcel ID No. 143 03 0E 006.00

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 **Jolie Bond and Mark Bond, wife and husband** ("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. 6 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 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. 20191031-0112198, 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 Special Warranty Deed from 11 Vaughns Gap RE, LLC, a Tennessee limited liability company, of record in Instrument No. 20181015-0101815, in the Register's Office of Davidson County, Tennessee, dated October 10, 2018, and recorded on October 15, 2018.

Being part of the same property conveyed to 11 Vaughns Gap RE, LLC, a Tennessee limited liability company, by Special Warranty Deed from Westside Property Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20121226-0118488, in the Register's Office of Davidson County, Tennessee, dated December 17, 2012, and recorded on December 26, 2012.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

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

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

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Storm Water Facilities and Systems recorded in Instrument No. 20181212-0121003.

Easement for Railroad Right-of-Way, recorded in Book 3898, Page 425.

Easement for Agreement for Dedication of Easement for Sanitary Sewers and Storm Drainage, recorded in Book 4889, Page 188.

Easement for Right of Way, recorded in Instrument No. 20140114-0003778 and affidavit in Instrument No. 20140416-0031703 .

Easement for Electric Power Overhead Conductor and Communication, recorded in Instrument No. 20190828-0086735.

This is improved property located at 7013 Westside Cir. 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 16th 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 16th day of September, 2020.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024