Karen Johnson Davidson County
Batch# 488450 DEEDWARR
10/02/2020 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.86
20201002-0114165

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/22/2023
(AFFIX SEAL)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin Head and Jeremy Head	Justin Head and Jeremy Head	Parcel ID: 094 12 0 034.00
(NAME) 765 Hill Road	(NAME) 765 Hill Road	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Samuel H Bolton and wife Kourtney L Bolton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Justin Head and Jeremy Head, tenants in common**, 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:

Land in Davidson County, Tennessee, being Lot 31, Clover Nook, as of record in Plat Book 2900, Pages 51 and 52, Register's Office for Davidson County, Tennessee.

Said lot fronts 158.49 feet along the Southwesterly margin of Lawncrest Drive, thence back between lines measuring 220.0 feet on the Northwesterly line and 156.2 feet on the Southerly line, to a broken line in the rear which measures 241.9 feet.

Being the same property conveyed to Samuel Bolton and wife, Kourtney Bolton, by Warranty Deed from Robert L. Berard and wife, Susan M. Berard, of record in Instrument No. 20140604-0048371, in the Register's Office of Davidson County, Tennessee, dated May 30, 2014 and recorded on June 04, 2014.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1709 Lawncrest Drive, Nashville, TN 37210

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 our hands this 29th day of September 2020

Samuel H Bolton

Kourtney L Bolton

STATE OF TN

COUNTY OF Wilson

I, UNDERSIGNED, a Notary Public in and for said Commonwealth and State aforesaid, do certify that Samuel H Bolton and wife Kourtney L Bolton, whose name is signed to the writing above, bearing date on the29th of September, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of THEY.

Given under my hand this the 29th day of September, 2020.

Notary Public

My Commission Expires: 6/13/2024

(SEAL)

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY