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

**CRT File No. 200829820**

Karen Johnson Davidson County
Batch# 496428 **DEEDWARR**
10/15/2020 10:57:57 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20201015-0119893

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: ~~$365,000.00~~ $375,000.00.

Affiant

Subscribed and sworn to before me, this ~~9th~~ 14th day of October, 2020.

Notary Public
My Commission Expires:

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

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Patrick Thomas Ritchie<br>7072 Westside Circle<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>143 03 0E 036.00 |

**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 Development, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Thomas Ritchie, single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a certain private element units situated in Davidson County, Tennessee, and further known as Unit No. 36, together with the appurtenant common elements, of 1101 Boost Commons, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, as amended in Instrument Nos. 20181105-0109337 and 20190930-0099544, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being a portion 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.

Being a portion 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 a portion 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.

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

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

Easement for Access, 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 for Telecommunication, recorded in Instrument No. 20140114-0003778 and affidavit recorded in Instrument No. 20140416-0031703.

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

This is improved property located at 7072 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 14th day of October, 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 14th day of October, 2020.

Notary Public My Commission Expires: _____

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