Karen Johnson Davidson County
Batch# 496833 DEEDWARR
10/16/2020 09:27:30 AM 2 pgs
Fees: $13.00 Taxes: $687.83
20201016-0120485

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Linus D. Catignani	New Owner	142 04 0A 115.00
(NAME)	(NAME)	
1720 Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gregory L. Boss, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Linus D. Catignani, an unmarried man**, hereinafter called the Grantee, his 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 Unit No. 115, in a Horizontal Property Regime located on the Plat of BELLE FOREST CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 167, as established under Master deed recorded in Book 5438, Page 699 as amended in Book 6082, Page 866, Book 6896, Page 144, Book 7886, Page 939, Instrument No. 20020321-0034877 and Instrument No. 20090819-0078072, in the Register's Office for Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.
Also described as Land in Davidson County, Tennessee, being Lot No. 115, in a Horizontal Property Regime located on the Plat of BELLE FOREST CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory L. Boss, unmarried by Warranty deed from Saung Bok Kim, unmarried, of record in Book 10980, Page 143, in the Register's Office of Davidson County, Tennessee, dated June 15, 1998 and recorded on June 17, 1998.

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 214 Old Hickory Boulevard, #115, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 13th day of October, 2020.

Gregory L. Boss

Gregory L. Boss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the authorized undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Gregory L. Boss, an unmarried man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th day of October, 2020.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

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

Tameika Jones

tate of Tennessee

ounty of Williamson

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

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

y Commission Expires: 7/22/2022

FRN-2012815SSO