BOX 10-A (1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 500154 DEEDWARR
10/22/2020 09:44:32 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20201022-0122708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Sky Horizon, GP	New Owner	
(NAME) 947 Turnberry Cove	(NAME)	117 12 0 025.00
(ADDRESS) Collierville, TN 38017	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DONALD L. BOSWELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE SKY HORIZON, GP, A TENNESSEE GENERAL PARTNERSHIP**, 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 the Easterly 36 feet front & 36.8 feet rear of Lot No. 16 and the Westerly 53.9 feet front & 42.4 rear of Lot No. 17 on the Final Plan of Hawthorne Subdivision, of record in Book 1424, Page 22, Register's Office for said County.

Said part of Lots front together 89.9 feet on the Northerly margin of Clifton Avenue, (also known as Clifton Lane), and extends back 184.5 feet, more or less, on the Easterly line and 200.5 feet, more or less, on the Westerly line to a dead line in the rear, measuring 79.2 feet thereon.

Being the same property conveyed to Donald L. Boswell and wife, Robin J. Boswell, by Warranty Deed from H. Ed Martin, II and wife, Myrna Loy Martin, of record in Book 7601, Page 514, in the Register's Office of Davidson County, Tennessee, dated June 13, 1988 and recorded on July 18, 1988. Robin J. Boswell died on August 24, 1989 leaving Donald L. Boswell as sole surviving Tenant by the Entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1314 Clifton Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 my hand this 30th day of September, 2020

Donald L. Boswell

DONALD L. BOSWELL

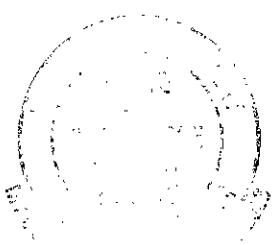
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald L. Boswell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2020.

Commission expires:



Notary Public