Prepared by:
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Attorney at Law
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Karen Johnson Davidson County
Batch# 521029 **DEEDWARR**
11/25/2020 09:50:50 AM 2 pgs
Fees: $13.00 Taxes: $764.05

20201125-0138259

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $206,500.00

Affiant

Subscribed and sworn to before me this 24th day of November, 2020.

Notary Public
My commission expires: 11/28/2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brandon P. Gaines		163-04-0A-355.00-C
3001 Hamilton Church Rd	New Owner	
unit 355		
Nashville, TN 37013		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Michael L. Boyer, II, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brandon P. Gaines, unmarried and Phyllis A. Gaines, unmarried, as Joint Tenants with Right of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 355, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael L. Boyer, II, a single man, by deed from R.J. York Homes, LLC of record in Instrument No. 20060906-0110187, Register's Office for Davidson County, Tennessee, and dated August 31, 2006.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Hamilton Crossing Townhomes of record in Instrument No. 20040212-0016945 and amended in Instrument No. 20060206-0014793 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20040212-0016945 and amended in Instrument No. 20040226-0022076 and 20050310-0026734 in the

official records of the Davidson County Register of Deeds.

3. By-Laws of record in Instrument No. 20040212-0016946 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 3001 Hamilton Church Rd, #355, Antioch, TN 37013

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of November, 2020.

Michael L. Boyer, II

Verna Berenice Boyer, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in this property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of November, 2020, before me personally appeared Michael L. Boyer, II and Verna Berenice Boyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of November, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY