Karen Johnson Davidson County
Batch# 524698 DEEDWARR
12/04/2020 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $673.40
20201204-0141137

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $182,000.00. Katelynn Bryant Affiant Subscribed and sworn to before me This 19th day of November 2020. Notary Public My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
exp May 3, 2021

Address New Owners as:	Tax Bill To:	Map / Parcel
The Boulder Subdivision, LLC PO Box 50735 Nashville, TN 37205	New Owner	172020a0600co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Robert Avila and David Scott Schallhorn**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **The Boulders Subdivision, LLC, A Tennessee Limited Liability Company,** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, State of Tennessee, Being Lot Number 6 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to Robert Avila and David Scott Schallhorn by Warranty Deed from The Boulders Subdivision, LLC in Instrument 20191120-0120108, said Register's Office for Davidson County, Tennessee.

This is improved property known as 5804 Woodland Hills Drive, Nashville, TN 37211.

This is the same legal description as on the previous deed.

This conveyance is subject to the following:

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

2. Easement as of record in Book 6489, Page 537, Book 7950, Page 227, Instrument No. 19991222-030625, Instrument No. 19991222-0306126, Instrument No. 20080118-0006026 and Instrument No. 20080227-0018946, said Register's Office.
3. Covenants as of record in Instrument No. 20180920-0093374 and Instrument No. 20190701-0063431, said Register's Office.
4. Deed of Conveyance of record in Book 5691, Page 548, said Register's Office.
5. Subject to all matters as disclosed on plat of record in Instrument no. 20170918-0095179, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this ~~19~~ 18th day of November 2020.

Robert Avila

David Scott Schallhorn

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Robert Avila and David Scott Schallhorn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 19th day of November 2020.

Notary Public

My Commission Expires: May 3, 2021

