WARRANTY DEED

Karen Johnson Davidson County
Batch# 537253 **DEEDWARR**
12/17/2020 02:36:59 PM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20201217-0149669

A-SB-KQ-20-1408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. MY COMMISSION EXPIRES 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Cal Max Properties, L.P.	**New Owner**	
(NAME)	(NAME)	**117 12 0 021.00**
32158 Camino Capistrano, Suite A PMB 362		
(ADDRESS)	(ADDRESS)	
San Juan Capistrano, CA 92675		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK S. BOYD AND MARGARET BOYD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAL MAX PROPERTIES, L.P., A CALIFORNIA LIMITED PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 and 27.6 feet rear of Lot No. 11 and the Westerly 54 feet front and 43.6 feet rear of Lot No. 12 on the final plan of Hawthorne Subdivision as of record in Book 1424, Page 22, Register's Office, Davidson County, Tennessee.

Said part of Lots Nos. 11 and 12 fronts 90 feet on the Northerly margin of Clifton Avenue and extends back on the Westerly lot line 224.3 feet, more or less, and on the Easterly Lot line 225.5 feet, more or less, to a dead line in the rear measuring 71.2 feet thereon.

Being the same property conveyed to Patrick S. Boyd and wife, Margaret Boyd, by Warranty Deed from Leta Frances McKelvey, of record in Book 6817, Page 365, in the Register's Office of Davidson County, Tennessee, dated March 31, 1986 and recorded on April 01, 1986.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAWTHORNE SUBDIVISION, as recorded in Plat Book 1424, Page 22.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1408 Clifton Ln, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF DECEMBER, 2020.

Patrick S. Boyd

Margaret Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of December, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212