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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 200627587**<br><br>Karen Johnson Davidson County<br>Batch# 576179 DEEDWARR<br>02/24/2021 08:10:34 AM 2 pgs<br>Fees: $13.00 Taxes: $1,343.88<br>20210224-0022598 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $363,210.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of February, 2021.<br><br>Notary Public<br>My Commission Expires: |

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

# WARRANTY DEED

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| Address New Owner:<br>William B. Garside, III<br>7096 Westside Circle<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>143 03 0E 048.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Boost Commons Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William B. Garside, III, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 48, together with the appurtenant common elements, of 1101 Boost Commons, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements of record in Instrument No. 20180921-0093677, as amended in Instrument Nos. 20181105-0109337 and 20190930-0099544, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1101 Boost Commons, a Townhouse Planned Unit Development, a horizontal property regime with private elements, provided in said Declaration, together with the By-Laws appended thereto, the site-plan of Boost Commons filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being a portion of the property conveyed to Boost Commons Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from 11 Vaughns Gap RE, LLC, a Tennessee limited liability company, of record in Instrument No. 20181015-0101815, in the Register's Office of Davidson County, Tennessee, dated October 10, 2018 and recorded on October 15, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180921-0093677, as amended in Instrument Nos. 20181105-0109337,20190930-0099544, and 20201221-0150988.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4764, Page 710.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20181212-0121003.

Easement recorded in Book 3898, Page 425 and Instrument No. 20140114-0003778, Affidavit recorded in Instrument No. 20140416-0031703.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4889, Page 188.

Easement for Electric Power Facility, recorded in Instrument No. 20190828-0086735.

This is improved property located at 7096 Westside Circle Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 18th day of February, 2021.

Boost Commons Development, LLC

BY: Will Chapman, Authorized Agent

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Will Chapman, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent of Boost Commons Development, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 18th day of February, 2021.

Notary Public
My Commission Expires: _____

