Name and Address of New Owner:
Rollin T. Horton and Samantha A. Millar Horton
6215 New York Avenue, B
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 576420 DEEDWARR
02/24/2021 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20210224-0022920

Send Tax Bills To:
Rollin T. Horton and Samantha A. Millar Horton
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 91 2 2Q 2.00CO

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Brook Bouldin, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rollin T. Horton and Samantha A. Millar Horton,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND I DAVIDSON COUNTY, TENNESSEE, BEING UNIT B OF HOMES AT 6215 NEW YORK AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 6215 NEW YORK AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20180529-0050831, AND BEING CORRECTED IN SCRIVENER'S AFFIDAVIT RECORDED IN INSTRUMENT NO. 20190422-0036066 AND BEING FUTHER AMENDED IN INSTRUMENT NO. 20200525-0032303, 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 HOMES AT 6215 NEW HORK AVENUE, A HORIZONTAL PROEPRTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20180529-0050831, AND BEING CORRECTED IN SCRIVENER'S AFFIDAVIT RECORDED IN INSTRUMENT NO. 20190422-0036066 AND BEING FURTHER AMENDED IN SINTRUMENT NO. 20200325-0032303, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED

HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO BROOK BOULDIN, UNMARRIED, BY WARRANTY DEED FROM WEST NATIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON MARCH 26, 2020, OF RECORD IN INSTRUMENT NO. 20200326-0032692, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO WEST NATIONS, LLC BY WARRANTY DEED FROM MARY LINDA, LLC, RECORDED ON MAY 29, 2018, OF RECORD IN INSTRUMENT NO. 20180529-0050829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO MARY LINDA, LLC BY SPECIAL WARRANTY DEED FROM THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, RECORDED ON AUGUST 18, 2010, OF RECORD IN INSTRUMENT NO. 20100818-0065414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of February, 2021.

Brook Bouldin (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of February, 2021, before me personally appeared Brook Bouldin, 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 16th day of February, 2021.

Notary Signature
My commission expires: 3-8-2021



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $580,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
16th day of February, 2021.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3-8-2021
File No. 2021-2190

True Copy Certification

I, John A Bell Sr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (if on paper)