Warranty Deed

Karen Johnson Davidson County Batch# 580052 DEEDWARR 03/01/2021 08:33:30 AM 3 pgs Fees: $18.00 Taxes: $2,127.50 20210301-0025047	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the 16th day of February, 2021. Notary Public My commission expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Wyman O. Gilmore III	First Horizon Bank	082-07-0N-001.00-CO
811B Lischey Avenue	165 Madison Ave	
Nashville TN 37203	Memphis, TN 38103	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BOILER INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WYMAN O. GILMORE, III**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 811 Lischey Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200302-0023159 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

(NOTE: VESTING DEED in Instrument No. 20201110-0132824 shows Unit B for 811 B Lischey Avenue; which is incorrect as Assessor shows UNIT A is 811B Lischey).

Being a portion of the same property conveyed to August Carington and Kaitlin Carington, husband and wife, as to a 50% interest, and Jacob Vanhooser, unmarried and Lauren Stemle, unmarried as tenants in common with rights of survivorship, as to a 50% interest by Warranty deed from Carl H. Reed and Elease Reed, husband and wife of record in Instrument No. 20170703-0066416 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on July 3, 2017.

Being a portion of the same property conveyed to Boiler Investment Group LLC by Quitclaim deed from August Carington and Kaitlin Carington, husband and wife, as to a 50% interest, and Jacob Vanhooser, unmarried and Lauren Stemle, unmarried as tenants in common with rights of survivorship, as to a 50% interest of record in Instrument No. 20200319-0030541 Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 19, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 811B Lischey Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of February, 2021.

Boiler Investment Group LLC, a Tennessee Limited Liability Company

By: _____
Jacob Vanhooser, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacob Vanhooser, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Boiler Investment Group LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of February, 2021.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

