WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chantal LeBoulch John Boots	New Owner	092-13-0 130.00
(NAME)	(NAME)	
3814 Elkins Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 584935 **DEEDWARR**
03/04/2021 03:02:59 PM 2 pgs
Fees: $13.00 Taxes: $4,199.50

20210304-0028663

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tudor Building Group, GP,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chantal LeBoulch and John Boots** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

J. J. Jr.

Land in Davidson **County, Tennessee, being Lot No. 8 of Block 19 on the Plan of Charlotte Park Company's Addition to Nashville, of record in Plat Book 57, Page 160 and 161, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Tudor Building Group, GP by deed of record in Instrument No. 20191101-0112323, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 3814 Elkins Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Book 57, Page 160, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
PLAT: MS58-P213814

Witness my/our hands this 25th day of February, 2021.

Tudor Building Group GP

By: _____
Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Tudor Building Group, GP, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 25th day of February, 2021.

_____
Notary Public Kelsie Holloway
My Commission Expires: 5/18/24

File No.: 22270

