**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 591904 **DEEDWARR**
03/15/2021 10:13:01 AM 2 pgs
Fees: $13.00 Taxes: $1,494.80

20210315-0033836

File No. DH-21-254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 2-4-23

(AFFIX SEAL)

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Edmund O'Boyle (NAME) | BancorpSouth Bank (NAME) | |
| 327 Duke Street, A (ADDRESS) | 2778 West Jackson St (ADDRESS) | 071-08-0G-02.00-CO |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Tupelo, MS 38801 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jennifer Susan Camilletti, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Edmund O'Boyle, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 No. B on the Plan of Homes at 327 Duke Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170503-0043545, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Jennifer Susan Camilletti, a single person by Warranty deed from Invent Communities, Inc., a Tennessee Limited Liability Company of record in Instrument No. 20181109-0111089 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 09, 2018.**

**This is property more commonly known as 327 Duke Street, A, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 16 day of March, 2021.

Jennifer Susan Camilletti

STATE OF North Carolina
COUNTY OF Guilford

On this 16 day of March, 2021, before me personally appeared Jennifer Susan Camilletti, 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 16 day of March, 2021.

Christine D Kleinhenz
Notary Signature
My commission expires: 01-18-2023

Christine D Kleinhenz
Notary Public-North Carolina
Guilford County
My Commission Expires 01/18/2023