WARRANTY DEED

HELEN P DEAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,500.00

Jessica Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 5/22/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mark Danner Richards, III and Michelle Fajarado Richards	PinnacleBank	131060E32000CO
(NAME) 2012 Stonehurst Drive ~~320 Boxmere Place~~	(NAME) 150 3rd Ave. S. Suite 1000	Karen Johnson Davidson County Batch# 600488 **DEEDWARR** 03/25/2021 03:15:54 PM 2 pgs Fees: $13.00 Taxes: $1,252.45
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37201	20210325-0039718
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210467

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, **Aaron Lee Puryear, a married man**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mark Danner Richards, III and Michelle Fajarado Richards, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 320 of Burton Hills - Village of Boxmere, Phase I a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6421, page 226 and Instrument No. 20100401-0024317, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Aaron Lee Puryear by Warranty Deed from Darrin Clay Hobbs and Dana Jorgensen, dated May 24, 2018 and filed of record in Instrument No. 20180530-0051534, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Taxes for 2021, and subsequent years. Said taxes are neither due nor payable. The Plan, with Owner's Certificate, of record in Exhibit "B: to the Master Deed in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6421, page 226 and Instrument No. 20100401-0024317, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Subject to the provisions of the condominium Master Deed of record in Book 6517, page 522, Book 6666, page 749, Book 6778, page 536, Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226, Instrument No. 20100401-0024317, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

Unimproved ☐

This is improved ☒ property, known as 320 Boxmere Place, Nashville, TN 37215
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of March, 2021

X _____
Aaron Lee Puryear

X _____
Peyton Puryear

STATE OF TENNESSEE)
COUNTY OF SUMNER .)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Aaron Lee Puryear and Peyton Puryear, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd of March, 2021.

_____
Notary Public
My Commission Expires: 3/2/22

HELEN P DEAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 3/2/22