Karen Johnson Davidson County
Batch# 630744 DEEDWARR
05/06/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $5,364.91
20210506-0061158

WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,449,975.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-122751

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Travis Hamilton and Ashley Hamilton	New Owner	
(NAME)	(NAME)	
864 Battery Lane		132-10-0-015.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION FOUR HUNDRED FORTY-NINE THOUSAND NINE HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS ($1,449,975.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BOULEVARD BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS HAMILTON AND ASHLEY HAMILTON, HUSBAND AND WIFE AS JOINT TENANTS,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Map of Oak Hill Subdivision, No. 1, as of record in Plat Book 547, Page 49, Register's Office for said County, and described as according to a survey made May 17, 1951, and revised May 22, 1952, by Geo. W. Watkins, Surveyor, as follows:

Beginning at a point on the Northerly margin of Battery Lane, 133 feet East of the Southeast corner of the property conveyed to H. Wilson Estates and wife, by deed from Annie S. Benedict, of record in Book 2011, Page 407, said Register's Office; thence with the margin of said Lane Eastwardly, along a slight curve, 133.5 feet to an iron pin in the Westerly margin of a proposed roadway; thence with the margin of said roadway, as shown on said survey, North 2 degrees 45 minutes East 460 feet to an iron pin; thence North 70 degrees 30 minutes West 131 feet to a point which is 131 feet Easterly from the Easterly line of

the Estes property above mentioned; thence South 2 degrees 40 minutes West 472 feet to the beginning.

Being the same property conveyed to Boulevard Building Group, LLC by Warranty deed from Ana Puertas-Selby and husband Stephen C. Selby of record in Instrument No. 20180712-0067502 Register's Office for Davidson County, Tennessee, dated July 09, 2018 and recorded on July 12, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 864 Battery Lane, Nashville, TN 37220
(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 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(s) this the 3rd day of May, 2021

Boulevard Building Group, LLC, a Tennessee limited liability company

BY: _____
Luke Anthony Beata
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 3rd day of May, 2021, before me personally appeared Luke Anthony Beata, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Boulevard Building Group, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of May, 2021.

_____
Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)