Prepared by:
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Karen Johnson Davidson County
Batch# 669273 DEEDWARR
07/01/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210701-0089258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me this 30th day of June, 2021.

Notary Public
My commission expires: 1-28-24

Dana Thomas
State of Tennessee Notary Public
Maury County

Address of New Owner:	Send Tax Bills to:	Tax Information:
Benjamin Randall Bostic and BreeAnna Casey Finch 4012 Calumet Drive Nashville, TN 37013	BNC National Bank 7007 College Boulevard, Ste 600 Overland Park, KS 66211	150-14-0A-029-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Derrick G. Sandoval and Michelle D. Sandoval, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Benjamin Randall Bostic, an unmarried man and BreeAnna Casey Finch, an unmarried woman as joint tenants with right of survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 29, on the Final Plat of Calumet Phase Two of record in Plat Book 7900 Page 367, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Derrick G. Sandoval and wife, Michelle D. Sandoval by deed from Michele Johnson, unmarried, of record in Instrument No. 20180525-0050382, Register's Office for Davidson County, Tennessee, and dated May 1, 2018.

This conveyance is made subject to the following:

1. Charter of Calumet Estates Homeowners Association of record in Book 11356 Page 218 Register's Office for Davidson County, Tennessee.

2. By-Laws of record in Book 11356 Page 224 Register's Office for Davidson County, Tennessee.

3. All matters appearing on the plan of Calumet of record in Plat Book 7900 Page 367 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 4012 Calumet Drive, Nashville, TN 37013

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of June, 2021.

Derrick G. Sandoval

Michelle D. Sandoval

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of June, 2021, before me personally appeared Derrick G Sandoval and Michelle D Sandoval, 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 30th day of June, 2021.

Notary Signature
My commission expires: 1-28-24

DANA THOMAS NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

I Dana Thomas do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Executed this 30th day of June, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named I Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 30th day of June 2021

My commission expires: 3/11/25

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY