Karen Johnson Davidson County
Batch# 686832 DEEDWARR
07/30/2021 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210730-0102640

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON 2021-731

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

Sworn to and subscribed before me this 29th day of July, 2021

Notary Public

My commission expires: 5/2/22

DEE RAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Catherine Hawkins, Pamela M. Hawkins, and Pamela Hawkins Daugherty, Co-Trustees of L. Boxwell Hawkins Family Trust dated June 1, 2012 (NAME)	**NEW OWNER**	**117-03-0D-228.00CO**
1900 Old Natchez Trace (ADDRESS)	(ADDRESS)	
Franklin, TN 37069 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Boller and Carol Boller, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **L. Boxwell Hawkins Family Trust dated June 1, 2012,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit No. 228 on the Plan of Hillsboro Station Condominiums, of record in Book 6250, Page 751 through 753, inclusive in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Being all the same property conveyed to Robert Boller and Carol Boller, husband and wife, by deed from Lauren Ellis, married, of record in Instrument No. 20160803-0080505, Register's Office for Davidson County, Tennessee.

Subject property was not now or ever has been principal place of residence for the Grantor(s) herein.

For Information Purposes Only - This is improved property commonly known as: 228 Hillsboro Place, Nashville, TN 37215.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes or special assessments which are not shown as existing liens by the public records, (7) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment, (8) Taxes for the year 2021 and subsequent years, a lien not yet due and payable, (9) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master Deed and By-laws for Hillsboro Station, of record in Book 6740, page 37, and as amended in Book 8140, page 689, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in

addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons, (10) Subject to the provisions of the Tennessee Horizontal Property Act, as set forth in Tennessee Code Annotated Section 66-27-101, et. seq., as such may be amended from time to time, (11) Charter of Hillsboro Station Homeowners' Association Inc. of record in Book 6747, Page 6, said Register's Office, (12) Easements of record in Book 1877, page 581 and Book 4633, Page 468, said Register's Office, (13) Sanitary Sewer Easements of record in Book 3531, Pages 572, 576, and 592, said Register's Office, (14) Storm Water Detention Agreement of record in Book 6629, page 452, said Register's Office, (15) Easement for Overhead purposes of record in Book 6595, page 58, said Register's Office, (16) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 3965, page 909 and Book 4158, page 34, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2021.

Robert Boller (SEAL)

Robert Boller

Carol Boller (SEAL)

Carol Boller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of July, 2021, before me personally appeared Robert Boller and Carol Boller, 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 29th day of July, 2021.

Notary Signature
My commission expires: 5/7/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

I, the undersigned, 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 the law on July 29, 2021.

Quin Evans Segall

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

