Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13465-DJ

Karen Johnson Davidson County
Batch# 704009 DEEDWARR
08/25/2021 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $817.70
20210825-0114651

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $221,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2021.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Boulton Properties, LLC Fortress Investment Group 1345 Avenue of the Americas New York, NY 10105	Bolton Properties LLC c/o Tad Wolkin Fortress Investment Group 1345 Avenue of the Americas New York, NY 10105	163-16-0A-094-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Vanessa Hill, an unmarried person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Boulton Properties, LLC, a Delaware limited liability company**, hereinafter called the Grantee, its successors 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. 214 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime With Private Elements of record in Exhibit "A-1" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20031119-0168785, amended in Instrument No. 20080812-0082993, 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 Vanessa Hill, an unmarried person, by deed from Raymond C. Peng, an unmarried man, of record in Instrument No. 20160713-0071894, Register's Office for Davidson County, Tennessee, dated July 8, 2016 and recorded on July 13, 2016.

This is improved property located at: **5536 Cedar Ash Crossing, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2021.

GRANTOR:

Vanessa Hill

Vanessa Hill

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vanessa Hill, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of August, 2021.

J. ANDREW HULL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202108250114651

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/23/2021.

Kirsten Virden
Affiant Signature

8/23/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2021..

Bria Dawson
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

