WARRANTY DEED

Karen Johnson Davidson County
Batch# 719293 DEEDWARR
09/17/2021 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $3,631.28
20210917-0125387

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $981,428.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Woodmont Magnolia, LLC	Woodmont Magnolia, LLC	116 03 0P 002.00
(NAME) 143 Woodmont Boulevard	(NAME) 143 Woodmont Boulevard	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Keith Bolton, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Woodmont Magnolia, LLC, a Tennessee Limited Liability Company,**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, more fully described as follows, to-wit:

Being Unit B established by the Declaration of Covenants, Conditions and Restrictions for HOMES AT 143 WOODMONT BOULEVARD, a horizontal property regime with private elements, of record in Instrument No. 20180326-0027907 in the Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B with Private Elements, to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Keith A. Bolton by Warranty Deed from R. Rick Hart, unmarried, dated February 16, 2018 and recorded February 21, 2018 as Instrument No. 20180221-0016403, in said Register's Office for Davidson County, Tennessee.

The above-described property is part of the same property contained in the prior deed and the legal description has been on the above-referenced HPR.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 143 Woodmont Boulevard, Nashville, TN 37205

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 our hands this 15th day of September, 2021.

Keith A. Bolton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

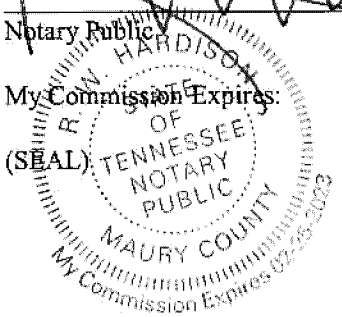
I, the undersigned, a Notary Public for the County of WILLIAMSON and State of Tennessee, do hereby certify that Keith A. Bolton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of September, 2021.

Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or 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 September 15, 2021.

Date

Christie Daniels

Affiant Signature

September 16, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY