Karen Johnson Davidson County
Batch# 805237 DEEDWARR
02/15/2022 08:03:30 AM 4 pgs
Fees: $23.00 Taxes: $592.00
20220215-0017145

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $160,000.00 Affiant Subscribed and sworn to before me This 2nd day of February 2022. Notary Public My Commission Expires: ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 03/03/2025

Address New Owners as:	Tax Bill To:	Map / Parcel
WBI Holdings, LLC **211 Donelson Pike** **Suite M-109** **Nashville, TN 37214**	New Owner	92-6-554

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-01-16341

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 sufficiency of all of which are hereby acknowledged, **Jeffrey Boone,** an unmarried man, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **WBI Holdings, LLC, a Tennessee Limited Liability Company** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot No. 18 on the Map of J.W. Turner's Subdivision of Lot 21, Boyd McNairy Plan, as of record in book 57, Page 129, said Lot No. 18 fronts 50 feet on the westerly side of Lema Avenue or street, and runs back between parallel lines 184, more or less to an alley.

Being the same property conveyed to Jeffrey Boone by Quitclaim Deed from Steven Lamont Hunter, of record in Instrument number 20110223-0014686, in the Register's Office of Davidson County, Tennessee, dated November 22, 2010, and recorded on February 23, 2011.

Also being the same property conveyed to Jeffrey Boone by Default Judgement in case number 20-1001-I, Chancery Court of Davidson County, TN, of record in Instrument No. 20211110-0150113, Register's Office of Davidson County, TN.

This is improved property known as 719 27th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable. Map & parcel; 09206055400.
2. Subject to all matters on plat Book 57, page 129, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of February 2022.

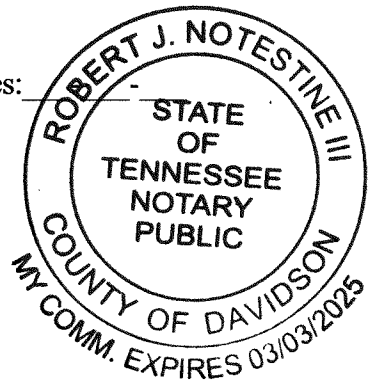
Jeffrey Boone

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Boone,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, this 3rd day of February, 2022.

My Commission Expires: _____



Notary Public

Certificate of Authenticity

I, Robert J. Notestine III, do herby 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 2/3/22.

AFFIANT SIGNATURE

2/3/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 3rd day of February, 2022.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024