Karen Johnson Davidson County
Batch# 853712 DEEDWARR
05/11/2022 11:27:24 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00
20220511-0053927

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4491-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Boyle Enterprises TN 01, LLC and Boyle Enterprises TN 02, LLC	NEW OWNER	104090N00500CO
(NAME)	(NAME)	
5 Pemberton Lane		
(ADDRESS)	(ADDRESS)	
Doylestown PA 18901		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million One Hundred Thousand And No/100 Dollars ($2,100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DALE A. HOLMER AND WIFE, WILLA B. HOLMER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOYLE ENTERPRISES TN 01, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BOYLE ENTERPRISES TN 02, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 102 (formerly identified as Unit No. 5), together with the appurtenant interest in the common elements of West End Close, a horizontal property regime established by Master Deed of record as Instrument No. 20030701-0090321, amended and/or supplemented as Instrument Nos. 20030724-0103538, and 20031202-0173105, corrected as Instrument

No. 20041005-0120026, re-recorded as Instrument No. 20041203-0144407, and further amended as Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to DALE A. HOLMER AND WIFE, WILLA B. HOLMER, by deed from BROWNING-BACON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20031208-0176047, dated December 5, 2003, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 102 West End Close, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 4 day of May, 2022.

Dale A. Holmer

Willa B. Holmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale A. Holmer and Willa B. Holmer the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 4 day of May, 2022.

Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024