WARRANTY DEED

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LR-SC-23-315C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27

(AFFIX SEAL)

Karen Johnson
Batch # 1089599
01/08/2024 03:25:54 PM
Fees: $13.00 Taxes: $2,142.30

Davidson County
DEEDWARR
2 pgs

20240108-0001627

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Logan O'Boyle	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
315 Duke St C	**1036 Stearman Drive Suite 6**	**071-08-1G-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOGAN O'BOYLE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Threefifteen East Duke Street, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Threefifteen East Duke Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20221026-0115901, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Threefifteen East Duke Street, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20221026-0115901, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to David JAAP Company, LLC by Warranty Deed from Michael Stockard and Trina Scott and Danny Stockard and Regina Dillard and Ryan Stockard of record in Instrument No. 20211102-0146630 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 2, 2021.

Being a portion of the same property conveyed to Suburban Cowboys, LLC, A Tennessee Limited Liability Company by Warranty Deed from David JAAP Company, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20220428-0049244 Register's Office for Davidson County, Tennessee, dated April 25, 2022 and recorded on April 28, 2022.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 161, Page 26, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record as Instrument Number 20220722-0083993, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for General Bates Townhomes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20221026-0115901, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for General Bates Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20221026-0115901, Register's Office for Davidson County,

Tennessee.
• Charter of record in Instrument Number 20221108-0119873, in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230824-0066288, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Taxes for the year 2024, a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **315 Duke St C, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 5th DAY OF JANUARY, 2024.

Suburban Cowboys, LLC, A Tennessee Limited Liability Company

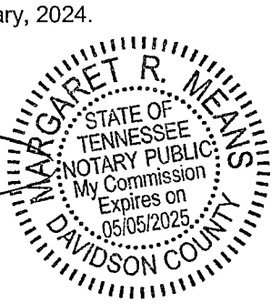
BY: _____
Sean Kelly
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN KELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of January, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212