Karen Johnson Davidson County
Batch # 1129415 DEEDWARR
05/01/2024 08:55:36 AM 5 pgs
Fees: $28.00 Taxes: $1,370.96
20240501-0031622

This instrument was prepared by:
Winton Smith, Esquire
7000 Goodlett Farms Parkway
Cordova TN 38016

GENERAL WARRANTY DEED
BARGAIN SALE GIFT

From: DAN L. BOONE & DENISE G. BOONE, Grantee

Map-Parcel Numbers:
106-05-0A-028.00-CO

To: TREVECCA NAZARENE UNIVERSITY, Grantee

Address New Owner(s) as follows:

Trevecca Nazarene University
333Murfreesboro Pike
Nashville, TN 37210

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Trevecca Nazarene University
333Murfreesboro Pike
Nashville, TN 37210

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Seventy Thousand Five Hundred Twenty Nine Dollars ($370,529.00).

Winton C. Smith, Jr.
Affiant

SUBSCRIBED AND SWORN TO before me, this this 4th day of March, 2024.

CHARLES W. SEAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 06, 2025

Charles W Seaman
Notary Public

My Commission Expires:
01/06/2025

FOR AND IN CONSIDERATION OF the sume of Three Hundred and Seventy Thousand Five Hundred Twenty Nine Dollars the receipt and sufficiency of which are hereby acknowledged, DAN L. BOONE AND DENISE G. BOONE ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Trevecca Nazarene University ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 84 B Nance Lane in Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Signature appears on following page]

Witness my hand this 4th day of March, 2024

GRANTORS

Dan L. Boone

DAN L. BOONE

Denise G. Boone

DENISE G. BOONE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Charles W Seaman, a Notary Public of said County and State personally appeared, Dan L. Boone and Denise G. Boone, both of whom I am personally acquainted and who, upon oath, acknowledged themselves to be the persons authorized to execute this instrument for the purposes therein contained, by signing their names.

Witness my hand and seal at Office in Davidson County, this 4th day of March.

Charles W Seaman

Notary Public

My Commission Expires: 01/06/2025

(Seal)

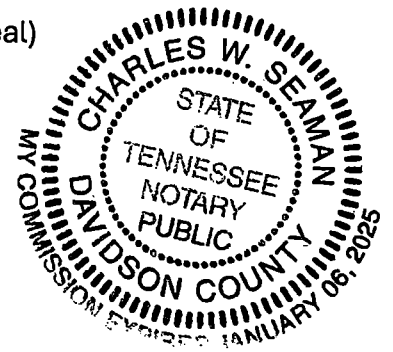


EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 28 of Walden Village, together with the appurtenant interest in Common Elements and Limited Common Elements, as established by the Declaration of Covenants, Conditions, and Restrictions For Walden Village, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20151204-0122320, as amended by Scrivener's Affidavit of record in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902 and in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-1 to the aforementioned Declaration, as further amended by Scrivener's Affidavit of record as Instrument no. 20160201-0009720, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Parkside Builders, LLC, by deed from Trevecca Nazarene University, of record in Instrument No. 20150918-0094942, dated September 17, 2015, said Register's Office.

Current Source of Title:

20160728-0078065

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. I 06-05-0A-028.00-CO.

2. Matters shown on the Plan of record in Instrument No. 20151125-0119517, said Register's Office.

3. Covenants, conditions, liens, easements and restrictions contained in Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151204-0122320, as corrected in Scrivener's Affidavit of record in Instrument No. 20151207-0123161, as corrected in Scrivener's Affidavit of record in Instrument No. 20151211-0124902, as corrected in Scrivener's Affidavit of record in Instrument No. 20160201-0009720, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150922-0096385, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20151013-0104081, said Register's Office.

6. Development Agreement and Grant of Easements ofrecord in Instrument No. 20160613-0059353, said Register's Office.

7. Restrictive Covenants as set out in the Installment Deed of record in Book 1518, page 568, said Register's Office.

8. Restrictive Covenants as set out in the Installment Deed of record in Book 1553, page 435, said Register's Office.

9. Easement(s) as set out in the Declaration to Close Street of record in Book 1515, page 444, said Register's Office.