WARRANTY DEED

1032.30
13.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Robert T. Bolton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006.

Judith C. Jacobs
Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Bolton	Robert Bolton	172-05-0-B/123.00CO
(NAME) 5905 Westheimer Drive	(NAME) 5905 Westheimer Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Lohnes, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Bolton, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Sterling Oaks, Phase III of record in Instrument No. 20001122 0115320 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Lohnes, an unmarried man by Warranty Deed from Pulte Homes Tennessee limited partnership dated November 27th, 2001 and filed for record in Instrument No. 20011204-0133390, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Instrument No.20001122-0115320, in the Register's Office for Davidson County, Tennessee.

Subject to restrictions, Covenants declarations of covenants, conditions and restrictions of record in Book 10951, Page 547, and amended in Book 11514, Page 959, and of record in Instrument No. 20001214-0123042 in the Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Instrument No. 20001214-0123043, in the Register's Office for Davidson County, Tennessee.

Subject to Quit Claim Deed conveying open space to Sterling Oakes Homeowners Association of record in Instrument No. 20050510-0052774, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2006 County Taxes have been prorated between the parties.

unimproved ☐

This is improved ☒ property, known as 5905 Westheimer Drive, Brentwood, TN 37027
(House Number) (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 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.

Davidson County DEEDWARR
Recvd: 10/06/06 10:47 2 pgs
Fees:13.00 Taxes:1032.30
20061006-0124440

Witness my hand this 29th day of September, 2006.

David Lohnes

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 David Lohnes and Tamara Lohnes the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

RUTHERFORD CO., TN
JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC