WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175

BILL GARRETT, Davidson County
Trans:T20110026854 DEEDWARR
Recvd: 05/05/11 14:49 2 pgs
Fees:13.00 Taxes:736.30

20110505-0034753

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2011

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

KELLY ANN CALLAGHAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harmony England	F&M Bank	08311007500
(NAME)	(NAME)	
541 Skyview Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN, 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **David M. Lubell and wife, Shannon Lubell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harmony H. England and Greg England, wife and husband**, hereinafter called the Grantees, their heirs 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 Lot No. 10 and a part of Tract marked "Reserved" on the Plan of Rolling Acres Subdivision as record in Plat Book 1130, page 34, Register's Office for said county, and said part of said "Reserved" Tract being designated Tract "B" on the unrecorded plan of the Re-Subdivision of said "Reserved: tract prepared by Z.J. Wilkinson, surveyor, on December 31, 1949, and said Lot No. 10 and said Tract "B" being described together as follows:

Beginning at a point in the easterly margin of Skyview Drive at the common front corner of Lots Nos. 10 and 11; thence with said margin of said drive, North 4 degrees 31' East 100 feet to a point, passing the Northwest corner of Lot No. 10 at 80 feet; thence South 85 degrees 30' East 150 feet to an iron pin; thence 87 degrees 15' East 100 feet to an iron pin; thence South 4 degrees 30' West 100.4 feet to an iron pin; thence North 87 degrees West 100 feet to the rear corners of Lots Nos. 10 and 11; thence with the line between said lots, westwardly 150 feet to the point of beginning.

Being the same property conveyed to David M. Lubell and Shannon Hapgood, both unmarried by Quitclaim Deed from Shannon Hapgood, unmarried, dated May 26, 2005 and recorded in instrument No. 20050603-0062911,in the Register's Office of Davidson County, Tennessee. Shannon Hapgood having since married is now known as Shannon Lubell

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 541 Skyview Drive, Nashville, TN 37206

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, has 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.

Witness our hands this **29th** day of **April, 2011**

David M. Lubell by Melissa Turecki, Attorney in fact

David M. Lubell by Melissa Turecki as Attorney in Fact

Shannon Lubell by Melissa Turecki, Attorney in fact

Shannon Lubell by Melissa Turecki as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of April, 2011, before me personally appeared Melissa Turecki, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of David M. Lubell, and who acknowledged that she executed the same as the free act and deed of the said David M. Lubell, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book * , page _____, said Register's Office..

* 20110505003 4752

Witness my hand and official seal this 29th day of April, 2011.

NOTARY

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 7-3-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of April, 2011, before me personally appeared Melissa Turecki, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Shannon Lubell, and who acknowledged that she executed the same as the free act and deed of the said Shannon Lubell, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book * , page _____, said Register's Office..

* 20110505003 4752

Witness my hand and official seal this 29th day of April, 2011.

NOTARY

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 7-3-12