WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/11 11:48 3 pgs
Fees:18.00 Taxes:414.40
20110727-0057463

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **June, 2011**

Notary Public

MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Yancy Lovelace	NEW OWNER	07216001200
(NAME) 1820 Tammany Drive	(NAME)	
(ADDRESS) Nashville TN 37216	(ADDRESS)	
(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, **Kristi N. Gillis, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Yancy Lovelace**, hereinafter called the Grantee, his 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. 22 on the Plan of Sherwood, First Addition, of record in Plat Book 1835, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete and accurate description of said lot.

Being the same property conveyed to Kristi N. Gillis by Warranty Deed from Susan E. Gorrell dated November 30, 2004 of record in Instrument Number 20041203-0144421, Register's Office of Davidson County, Tennessee.

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 X property, known as 1820 Tammany Drive, Nashville, TN 37216

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 **30th** day of **June, 2011**

Kristi N. Gillis by Kathy Carter attorney in fact

Kristi N. Gillis by Kathy Carter, her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kathy Carter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kristi N. Gillis, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20110727-0057462, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Kristi N. Gillis, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 30th day of June, 2011.

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

Notary Public

My Commission Expires:

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).