# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130062103 DEEDWARR
Recvd: 07/22/13 10:39 2 pgs
Fees:13.00 Taxes:1045.25
20130722-0075377

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Heather Rusley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2013.

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Albert Dauw | New owner | |
| (NAME) | (NAME) | |
| 225 Andover way | | 142-16B-7CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (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, **JAMES LOCKHART, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALBERT DAUW AND WIFE, JULIA DAUW,** 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. 7 on the Plan of Arlington Green, Phase 1, as of record in Plat Book 6900, page 399, Register's office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Lockhart, unmarried by Warranty Deed from Charles W. Ramey and wife, Tatiana S. Ramey of record in Instrument No. 20000330-0031982, said Register's office.

Christine M. Kelly Lockhart joins in this conveyance to convey any marital interest she may have.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 6900, page 399, said Register's Office; and (c) restrictive covenants of record in Book 7328, page 195, Book 7520, page 553, Book 8120, page 402, Book 8181, page 62, said Register's Office; (d) charter of record in Book 7447, page 603, Book 8170, page 450 and Book 11272, page 886, said Register's Office; (e) bylaws of record in Book 11232, page 427, said Register's Office..

unimproved ☐

This is improved ☒ property, known as 225 Andover way, Nashville, TN 37221

(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.

Witness our hands this 19 day of July, 2013.

James Lockhart

Christine M. Kelly Lockhart

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 James Lockhart and wife, Christine M. Kelly Lockhart , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19 day of July, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017