Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(3)

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

B-VRES-13-209

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,500.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee R. Clark	NewOwner	
209 Lone Oak Village Way	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		131030Q00300CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we STEVEN A. LOVEJOY AND WIFE, CAROLYN L. LOVEJOY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEE R. CLARK AND WIFE TRACY A. CLARK, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 ON THE PLAN OF LONE OAK VILLAGE OF RECORD IN PLAT INSTRUMENT NO. 20041216-0149685, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEVEN A. LOVEJOY AND WIFE, CAROLYN L. LOVEJOY BY DEED FROM LONE OAK VILLAGE PARTNERSHIP, A TENNESSEE JOINT VENTURE COMPOSED SOLELY OF THE RADIUS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND LONE ROW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20060316-0030717 AND RE-RECORD IN INSTRUMENT NO. 20060324-0033608 , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 3/3/2006 RECORDED ON 316/2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBERS 20041216-0149685, 20050914-0110696, 20041217-0150289, 20040928-0116788, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 209 Lone Oak Village Way, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130064806 DEEDWARR
Recvd: 07/30/13 09:20 2 pgs
Fees:13.00 Taxes:2310.65
20130730-0078989

Witness my/our hand(s) this 22nd day of July, 2013.

Steven A. Lovejoy by John Gleaves as Attorney In Fact

Carolyn L. Lovejoy by John Gleaves as Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of July, 2013, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven A. Lovejoy and Carolyn L. Lovejoy and who acknowledged he/she/they executed the same as the free act and deed of the said Steven A. Lovejoy and Carolyn L. Lovejoy.

Witness my hand and official seal, this the 22nd day of July, 2013.

Notary Public

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/9/2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903