WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029162 DEEDWARR
Recvd: 04/29/14 13:20 2 pgs
Fees:13.00 Taxes:333.00
20140429-0035954

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-24-17 (AFFIX SEAL)

DAVID R. AY ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pam Lovelace	cor 1306 Same	075-01-0-013.00
(NAME)	(NAME)	
848 Hermitage Ridge Drive	1306 Robert E. Lee Ln.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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, **James B. Grizzard and wife, Linda D. Grizzard**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pam Lovelace,** Married, 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. 25 on the Revised Plat of Hermitage ills, Section 12 of record in Book 4675, page 125, Register's Office for said County.

Said Lot No. 25 fronts 118.43 feet on the northeasterly margin of Hermitage Ridge and extends back 140.49 feet on the northerly line, and 136.53 feet on the southerly line, to a line on the rear on which it measures 55 feet.

BEING the same property conveyed to James B. Grizzard and wife, Linda D. Grizzard by Warranty Deed dated September 20, 1976 from Home Federal Savings & Loan Association of Nashville and filed of record in Book 5070, page 773, Register's Office for 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 848 Hermitage Ridge Drive, Hermitage, TN 37076

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 24th day of **April, 2014.**

James B. Grizzard

Linda D. Grizzard

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **James B. Grizzard and Linda D. Grizzard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of April, 2014.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122