WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140056950 DEEDWARR
Recvd: 08/05/14 10:36 2 pgs
Fees: 13.00 Taxes: 1106.30

20140805-0070125

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dorothy E. Warren	Dorothy E. Warren	05413005600
(NAME)	(NAME)	
108 Rolling Mill Old Road	1102 Berry Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert Larry Lovelace and wife, Rebecca Ann Lovelace**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dorothy E. Warren**, hereinafter called the GRANTEE(S), their heirs and/or 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. 28, on the plan of Section 1 Brandywine Farms, as shown on plat of record in Plan Book 3600, Pages 79 and 80, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Larry Lovelace and wife, Rebecca Ann Lovelace by Warranty Deed dated from George W. Yokley and wife, Dorisse Yokley of record in Book 6862, Page 870, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 3600, Page 79, Book 3600, Page 80; (2) Restrictive Covenants of record in Book 3816, Page 544, as amended of record in Book 3843, Page 951; (3) Restrictive Covenants of record in Book 3822, Page 851; (4) Restrictive Covenants of record in Book 3886, Page 720; (5) Restrictive Covenants of record in Book 6371, Page 372; (6) Restrictive Covenants of record in Book 9138, Page 45; (7) Restrictive Covenants of record in Instrument 200408050094257; (8) Deed of Conveyance Easement of record in Book 3963, Page 235; (9) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement of record in Instrument 201006090044869, said Register's Office; (10) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 108 Rolling Mill Old Road, Old Hickory, TN 37138

(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/or 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/or 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 31 day of July, 2014.

Robert Larry Lovelace

Rebecca Ann Lovelace

State of Tennessee
County of Wilson

Personally appeared before me Robert Larry Lovelace and Rebecca Ann Lovelace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2014.

Notary Public Escrow Officer
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122