WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140097456 DEEDWARR
Recvd: 12/31/14 10:14 2 pgs
Fees:13.00 Taxes:592.00
20141231-0119130

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: January 11, 2017
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Susan Lozanov and Emmanuel Lozanov	New Owner	133 02 0 142.00
(NAME) 6124 Brentwood Chase Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lorraine T. Loner, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Susan Lozanov and Emmanuel Lozanov, wife and husband**, 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. 2, on the Plan of Airdrie Subdivision "A", as of record in Book 547, Page 10, said Register's Office, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Lorraine T. Loner, unmarried, by Warranty Deed from Stanley D. Roberts and wife, Charlotte A. Roberts, dated November 24, 1993 and recorded December 1, 1993 in Book 9169, Page 381, 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.

This is improved property, known as 224 Antioch Pike, Nashville, TN 37211

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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 I am 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 I do further covenant and bind myself, my 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 my hand this 29th day of December, 2014.

Lorraine T. Loner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lorraine T. Loner, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2014.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-142763