WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107946 DEEDWARR
Recvd: 12/22/15 10:31 2 pgs
Fees:13.00 Taxes:1343.10
20151222-0128526

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph L. Lovell	new owner	084-12-0-040.00
(NAME)	(NAME)	
3114 Knobdale Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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, **Jerry Steven Cloyd, Bobbie Susan Fertig, David Barry Cloyd, Patricia Ann Taylor, and James Hewitt Cloyd,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph L. Lovell and wife, Deidra R. Lovell,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 165 feet on the east side of Knobdale Road, and runs back 300.7 feet on the north line and 200 feet on the south line, to a broken line in the rear, measuring 211.2 feet thereon.

Being the same property conveyed to James B. Cloyd and wife, Rachel Cloyd, by Warranty Deed from Carl F. Remmele and wife, Mary Gordon Remmele, dated April 24, 1959, of record in Book 2907, page 81, Register's Office for Davidson County, Tennessee. Said property was vested in Rachel Hewitt Cloyd by Final Decree of record in Book 5514, page 682, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Jerry Steven Cloyd, Bobby Sue Fertig, David Barry Cloyd, Patricia Taylor and James Hewitt Cloyd, by Quitclaim Deed from Rachel Cloyd aka Rachel Hewitt Cloyd with life estate retained by Rachel Cloyd, dated January 28, 2002, of record in Instrument No. 20020214-0019788, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Jerry Steven Cloyd, married, Bobbie Susan Fertig, married, David Barry Cloyd, married, Patricia Ann Taylor, unmarried and James Hewitt Cloyd, unmarried, by Quitclaim Deed from Rachel Cloyd a/k/a Rachel Hewitt Cloyd, dated April 23, 2015, of record in Instrument No. 20150427-0037392, Register's Office for Davidson County, Tennessee. The said Bobby Sue Fertig being one and the same person as Bobbie Susan Fertig. The said Patricia Taylor being one and the same person as Patricia Ann Taylor.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 1835, page 91; easement of record in Book 2021, page 317; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3114 Knobdale Road, Nashville, TN 37214
(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 17th day of December, 2015.

Jerry Steven Cloyd by Patricia Ann Taylor, his
Attorney-in-Fact Attorney-in-Fact

Bobbie Susan Fertig by Patricia Ann Taylor, her
Attorney-in-Fact Attorney-in-Fact

David Barry Cloyd by Patricia Ann Taylor, his
Attorney-in-Fact Attorney-in-Fact

Patricia Ann Taylor

James Hewitt Cloyd by Patricia Ann Taylor, her
Attorney-in-Fact Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Patricia Ann Taylor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 17th day of December, 2015.

Notary Public
My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Patricia Ann Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Jerry Steven Cloyd, Bobbie Susan Fertig, David Barry Cloyd and James Hewitt Cloyd, the within named bargainors, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of Jerry Steven Cloyd, Bobbie Susan Fertig, David Barry Cloyd and James Hewitt Cloyd, the within named bargainors by the said Jerry Steven Cloyd, Bobbie Susan Fertig, David Barry Cloyd and James Hewitt Cloyd, as such Attorney-in-Fact.

WITNESS my hand and official seal in Franklin, Tennessee this 17th day of December, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 21925

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017