(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108912 DEEDWARR
Recvd: 12/28/15 10:52 2 pgs
Fees:13.00 Taxes:1283.90
20151228-0129767

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MISTY M. TOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Evan Lorren Tenuta	MERS	181-10-0D-023.00
(NAME)	(NAME)	
493 High Point Terrace	P.O. Box 2026	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Flint MI 48501-2026	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152535

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, I/we, Christopher R. Lloyd , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Evan Lorren Tenuta, an unmarried man, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 23 on the Plan of Jackson Valley Subdivision, Section Two, of record in Instrument 20071012-0121332, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jackson Valley Land Partners, LLC by Warranty Deed from Christopher R. Lloyd dated January 31, 2014 and filed of record in Instrument 20140204-0009670, Register's Office for Davidson County, Tennessee

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the ByLaws appended thereto of record in Instrument 20070322-0035003 amended in Instrument 201107130053717, and subject to Stormwater Detention Agreement of record in Instrument 20060512-0055724, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 493 High Point Terrace, Brentwood, TN 37027
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of December, 2015

Christopher R. Lloyd By: Sean Lloyd, his Attorney-in-Fact
Christopher R. Lloyd
By: Sean Lloyd, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Sumner)

Before me personally appeared Sean Lloyd, 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 Christopher R. Lloyd, and who acknowledged that he executed the same as the free act and deed of Christopher R. Lloyd.

Witness my hand, at office, this 17th of December, 2015.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

