WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Ann M. Vanderhoof
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2016

Notary Public

MY COMMISSION EXPIRES: 6-30-19
(AFFIX SEAL)

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20160063056 DEEDWARR
Recvd: 07/22/16 09:12 2 pgs
Fees:13.00 Taxes:1109.63
20160722-0075495

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).:
Jonathan C. Ludlow and Ginger C. Ludlow	Legacy Mutual Mortgage	98-6A-221
(NAME)	(NAME)	
1700 Robindale Court	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161190

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, SPENCER LYONS AND GINA LYONS, HUSBAND AND WIFE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JONATHAN C. LUDLOW AND GINGER C. LUDLOW, A MARRIED COUPLE**, 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. 198 on the Final Plat of Phase 2, Section "C", Bridgewater, of record in Instrument No. 20070614-0071360, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Spencer Lyons and Gina Lyons, husband and wife by deed from Billy J. Lyons, Jr., an unmarried man, dated April 14, 2016, of record in Instrument No. 20160425-0039895 and Scrivener's Affidavit of record in Instrument No. 20160516-0048662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth on the plat of record in Instrument No. 20070614-0071360, Register's Office for said County; (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Bridgewater and the By-Laws appended thereto, of record in Instrument No. 20051024-0128043, said Register's Office; and (c) Stormwater Detention Agreement of record in Instrument No. 20050222-0019150, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1700 Robindale Court, Hermitage, TN 37076
(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 our hands this 21st day of July, 2016

Spencer Lyons

Gina Lyons

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Spencer Lyons and Gina Lyons, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2016.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017