WARRANTY DEED

File #16306

BILL GARRETT, Davidson County
Trans:T20160075793 DEEDWARR
Recvd: 08/30/16 14:06 2 pgs
Fees:13.00 Taxes:1017.50
20160830-0090909

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-21-19
(AFFIX SEAL)

BECKY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexzandra Ann Geyerman	New Owner	098-13-0-012.00 CO
(NAME)	(NAME)	
4745 Cape Hope Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37077		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **James H. Lovelace and Georgia Lovelace, as Tenants by the Entirety,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexzandra Ann Geyerman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 12, PHASE ONE, SECTION TWO, NEW HOPE POINTE, as shown on plat of record in Plat Book 9700, Page 431, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from James H. Lovelace, a married person to James H. Lovelace and Georgia Lovelace, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns, as recorded on the 6th day of February, 2007 in Instrument No. 20070206-0015337; Quitclaim Deed from Cheryl A. Lovelace to James H. Lovelace, as recorded on the 13th day of March, 2001 in Instrument No. 20010313-0023988 and Warranty Deed from D.R. Horton, Inc., d/b/a Torrey Homes, Inc. to James H. Lovelace and wife, Cheryl A. Lovelace, as recorded on the 23rd day of September, 1998 in Deed Book 11123, Page 323, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have prorated, but not paid, subsequent years taxes are assumed by the Grantee, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 4745 Cape Hope Pass, Hermitage, TN 37077
(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 my hand this 26th day of August, 2016.

James H. Lovelace

Georgia Lovelace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James H. Lovelace and Georgia Lovelace, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2016.

Notary Public

My Commission Expires: 05/06/2019

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212