Davidson County DEEDWARR
Recvd: 11/18/16 09:10 3 pgs
Fees:18.00 Taxes:1020.83
20161118-0121691

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $275,900.00.

Affiant

Subscribed and sworn to before me this 10th day of November, 2016.

Notary Public
My commission expires: 3/7/17

JULIE E. DYESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

02-1610-50049

Address of New Owner:	Send Tax Bills to:	Tax Information:
Benjamin Trombley-Shapiro	JPMorgan Chase Bank, NA	104-01-0-H-
002.00-CO		
163 37th Ave North	1820 E Sky Harbor Cir S Floor 2 AZ1-2555	
Nashville TN 37209	Phoenix, AZ 85034-9701	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kurt Lockhart and Larry Lockhart**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BENJAMIN TROMBLEY - SHAPIRO and KIMBER LOCKHART, Husband and Wife**, hereinafter called the Grantees, their successors 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 Unit B on the plan of 37th Avenue Townhomes, Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for 37th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040730-0091790, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kurt Lockhart, an unmarried man and Larry Lockhart, a married man by deed from Kevin McGinn and Timothy Ray Wilson, dated August 12, 2011, recorded August 16, 2011, of record in Instrument No. 20110816-0062962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 163 37th Ave North, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of November, 2016.

Kurt Lockhart

Larry Lockhart

Anna Christine Lockhart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kurt Lockhart and Larry Lockhart and Anna Christine Lockhart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 10th day of November, 2016.

Notary

My Commission expires: 3/7/17



True Copy Certification

I, Evelyn Watkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY