File No. 166241

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103141 DEEDWARR
Recvd: 11/22/16 09:17 2 pgs
Fees:13.00 Taxes:1448.55
20161122-0123058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$394,900.00~~ $391,500.00 PR

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN ELLSWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon-Thomas Martel Louviere	new owner	180-04-0A-117.00 CO
(NAME)	(NAME)	
940 Century Oak Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **LAWRENCE D. MARVIN AND WIFE, BARBARA J. MARVIN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JON-THOMAS MARTEL LOUVIERE AND JESSICA MARIE LOUVIERE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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. 38 on the Plan of Highland Creek, Section Two, of record in Instrument Number 20030424-0055118, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Lawrence D. Marvin and wife, Barbara J. Marvin by Warranty Deed from Classic Homes BOS, LP, dated October 24, 2006 and recorded October 31, 2006 in Instrument Number 20061031-0135110, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) All matters appearing on the Plat of record in Instrument Number 20030424-0055118, Register's Office for Davidson County, Tennessee; (3) Declaration of Covenants, Conditions and Restrictions for of record in Book 11568, page 311, amended in Instrument Number 20000413-0037474, Register's Office for Davidson County, Tennessee; (4) By-Laws of Highland Creek Homeowners Association, Inc. of record in Book 11568, page 301, Register's Office for Davidson County, Tennessee; (5) Dedication of common area to Highland Creek Homeowners Association, Inc. of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee; (6) Certificate of Amendment of Classic Homes BOS, L.P., of record in Instrument No.

200006080057124, Register's Office for Davidson County, Tennessee; (7) Easement to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 10316, page 569, Book 10419, Pages 470, 504, and 516, and in Book 10569, page 732, Register's Office for Davidson County, Tennessee; and, (8) Storm water detention agreement of record in Book 11338, page 738, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 940 Century Oak Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of November, 2016.

Lawrence D. Marvin

Barbara J. Marvin

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 LAWRENCE D. MARVIN AND BARBARA J. MARVIN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of November, 2016.

Commission expires: 03/26/2017

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER