BOX #14

G#29272-2

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170004089 DEEDWARR
Recvd: 01/17/17 09:27 2 pgs
Fees:13.00 Taxes:925.00
20170117-0004610

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

John S Holley
Affiant

Subscribed and sworn to before me, this the 13th day of January, 2017.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **John S. Holley and Brittany Sircy** | **Farmington Mortgage, a division of CapStar Bank** | **16104017200** |
| **295 April Lane** | **2002 Richard Jones Road, Suite 300A** | |
| **Nashville, TN 37211** | **Nashville, TN 37215** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Stephen D. Lohr and Darlana Lohr, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**John S. Holley and Brittany Sircy, husband and wife**

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. 43 on the Plan of Southwood, of record in Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Stephen D. Lohr, unmarried, by Warranty Deed dated September 3, 1999, from Roger L. Rollins and wife, Kristi Gifford Rollins, of record in Book 11656, Page 190, Register's Office for Davidson County, Tennessee. The said Stephen D. Lohr now being a married man.**

**DARLANA Lohr, spouse of the above named Stephen D. Lohr, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee;**

**2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6303, Page 430, Register's Office for Davidson County, Tennessee;**

**3) Restrictive Covenants contained in instrument of record in Book 2904, Page 51, and as amended in Book 7127, Page 491, Register's Office for Davidson County, Tennessee;**

**4) Restrictive Covenant for Detached Structure of record in Instrument No. 20130910-0095603, Register's Office for Davidson County, Tennessee; and,**

**5) Taxes for the current year which have been prorated and were paid in full by the Grantors herein and the subsequent years, not yet due and payable.**

This is improved property, known as: **295 April Lane, Nashville, TN 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 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/our hand(s) this **13th** day of **January, 2017.**

**Stephen D. Lohr**

**Darlana Lohr**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Stephen D. Lohr and Darlana Lohr, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **January, 2017.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17