THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170110556** Davidson County DEEDWARR Recvd: 03/07/17 11:38 3 pgs Fees:18.00 Taxes:1198.80 **20170307-0022419**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $324,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2017. Notary Public My Commission Expires 2-15-2021 ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Lori Nowlen 3245 Kings Lane Nashville TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 059-13-0-006.03

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ollie Jean H. Lovell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lori Nowlen*** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract, J. R. Coarsey, Trusteee, described as follows:

Beginniung at an iron pin in the southerly R.O.W. line of Kings Lane, said iron pin being 540 feet from the northwest corner of Treppard Tract, and running along said souther R.O.W. line of Kings Lane 74.1 feet to an iron pin, said pin being a point of curve having a radius of 3844.4 feet; thence, along said curve 125.9 feet to an iron pin in said southerly R.O.W. line of Kings Lane; thence south 13 deg. 30' east, 646.5 feet to an iron pin, said iron pin being in the northerly boundary line of Lot No. 120 of Treppard Heights Subdivision of record in Book 2900, page 13, R.O.D.C.; thence south 18 deg. 02' west along said northerly boudary line of Lot No. 120, 80 feet to a concrete monument; thence south 18 deg. 40' west 106 feet along the northerly boundary line of Lot No. 119, said Treppard Heights Subdivision to an iron pin; thence south 38 deg. 54' west 198.8 feet along the northerly boundary line of Lots No. 118 and 117 said Treppard Heights Subdivision, to a concrete monument; thence north 8 deg. 55' west, 341.6 feet to an iron pin; thence north 11 deg. 00' west, 590 feet to the point of beginning, containing 3.77 acres more or less.

Being the same property conveyed to CLYDE E. LOVELL and wife, OLLIE JEAN H. LOVELL, by deed from W. E. BATEY, TRUSTEE, of record in Book 3575, page 209 , dated June 28, 1963 , corrected by deed of correction of record in Book 4241, page 60, dated June 5, 1968, said Register's Office.

CLYDE E. LOVELL died on or about November 6, 1999, leaving OLLIE JEAN H. LOVELL as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

*a single woman

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 059-13-0-006.03.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Restrictive Covenants contained in deed of record in Book 3575, page 209, said Register's Office.

This is improved property located at 3245 Kings Lane Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2017.

Ollie Jean H. Lovell

Ollie Jean H. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ollie Jean H. Lovell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Jamie Ivey, 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 therewith 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, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

