WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170047400 DEEDWARR
Recvd: 06/05/17 10:51 2 pgs
Fees:13.00 Taxes:632.70
20170605-0055740

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June, 2017

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2017-0630

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dillon Lovall	new owner	135-12-O-E-264.00CO
(NAME)	(NAME)	
2722 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, I/WE, **Robert J. Kneen, a single man, Adrienne K. Arnett, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dillon Lovall, an unmarried man and Robert B. Lovell, Jr and Glori Lovall, 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 Unit 264, Nashboro Village At Fairway Pointe, Tract 21, Phase Two, as shown on plat of record in Plat Book 4660, Page 159 and as shown on amended in Instrument No. 20031118-0168332, 20050222-0018813 and 20050222-0018814, 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 to Robert J. Kneen, a single man, Adrienne K. Arnett, a married woman as her sole and separate property by Special Warranty deed from Marquis Homes, a Limited Liability Company of record in Instrument No. 20080229-0020120 Register's Office for Davidson County, Tennessee, dated February 22, 2008 and recorded on February 29, 2008.

Said property is not now nor has it ever been Grantor, Adrienne K. Arnett, primary residence.

Subject to: Property taxes for 2017 have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4660, Page 159, Register's Office for Davidson County, Tennessee. Subject to all matters on the PUD Boundary Plat of Nashboro-Fairway Pointe shown on the Plan of record as Instrument Number 20020710-0083054, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, amended in Instrument No. 20000316-0027171, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813 and Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 44, Book 5469, page 840, Book 7751, page 907, and amended in Instrument No. 20000231-0108075, Register's Office

for Davidson County, Tennessee. By-Laws of record in Book 11703, Page 560, in the Register's Office for Davidson County, Tennessee. Charter for Fairway Pointe HOA of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee. Charter of Nashville Village Homeowner's Association of record in Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee. Easements to Metro of record in Book 4815, Page 425, Book 4821, page 109, Book 7225, page 239, Book 11594, page 298, Book 8870, page 932, Book 8870, page 887, Book 4650, Page 159 and Instrument No. 20020815-0098780, in the Register's Office for Davidson County, Tennessee. Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee. Agreement for Recreation Facilities of record in Instrument Number 20020507-0056329, in the Register's Office for Davidson County, Tennessee. Cable Easement of record in Instrument Number 20001012-0101573, in the Register's Office for Davidson County, Tennessee.

This property, known as 2722 Nashboro Blvd, Nashville, TN 37217
(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/our hand(s) this 31ST DAY OF May, 2017.

Robert J. Kneen by Adrienne K. Arnett attorney in fact

Robert J. Kneen by Adrienne K. Arnett at Attorney in Fact

Adrienne K. Arnett

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Adrienne K. Arnett, Attorney-in-Fact for Robert J. Kneen, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Robert J. Kneen, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2017.

K Cloyd
Notary Public

My Commission Expires: 7-11-20

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON