RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $334,000.00 Affiant Subscribed and sworn to before me, this the 6th day of September, 2017. Notary Public My commission expires: 07/06/2020

BILL GARRETT, Davidson County
Trans: T20170078649 DEEDWARR
Recvd: 09/08/17 09:49 2 pgs
Fees: 13.00 Taxes: 1235.80
20170908-0092351

DONNA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Robert Curtis Lovelace	new owner	**104-06-0P-002.00-CO**
3313 Fairmont Drive, Unit 2		
Nasville, TN 37203		

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, WE,

Todd D. Tompkins and Sandy R. Tompkins, fka Sandy R. Blankenship, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Curtis Lovelace, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 2 of Beacon Row Condominiums of record in Book 9700, Page 678, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd D. Tompkins and Sandy R. Blankenship, as tenants in common with a right of survivorship by Warranty deed from William L. Kline and wife, Elizabeth C. Weaver of record in Instrument No. 20020308-0029417 Register's Office for Davidson County, Tennessee, dated February 28, 2002 and recorded on March 08, 2002.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3313 Fairmont Drive, Unit 2, Nashville, TN 37203.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-17-3313-2

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 HANDS EFFECTIVE AS OF September 6, 2017:

Todd D. Tompkins

Sandy R. Tompkins, fka Sandy R. Blankenship

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Todd D. Tompkins and Sandy R. Tompkins, fka Sandy R. Blankenship, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

My Commission Expires: 3/16/2019

Notary Public

20171489R

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY