(1) Return to: Bridgehouse Title

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170812960

Bill Garrett Davidson County
Batch# 697 **DEEDWARR**
09/14/2017 09:00:46 AM 2 pgs
Fees: $13.00 Taxes: $374.11

20170914-0093817

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $101,111.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2017.

Notary Public
My Commission Expires: _____

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TN Real Estate Now, LLC	New Owner	Tax Parcel ID No.
322 CUMBERLAND AVE	PO BOX 150979	04309016100
Madison TN 37115-3332	NASHVILLE, TN 37215	

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, **Katherine Verbeck and Stephen Lobban, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **TN Real Estate Now, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 41 feet of Lot No. 33, Block "C" on the plat of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said part of Lot 33 fronts 41 feet on the Southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line in the rear, measuring 41 feet thereon.

Being the same property conveyed to Katherine Verbeck and Stephen Lobban by Warranty Deed from Lynne D. Carter, an unmarried person, recorded on the 21st day of December, 2015 in Instrument No. 20151221-0127796, in the Register's Office of Davidson County, Tennessee.

Subject property is not primary residence of Grantors.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLAWN ESTATES, as recorded in Plat Book 843, Page(s) 82.

This is improved property located at 322 CUMBERLAND AVE Madison, TN 37115-3332.

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 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 31 day of August, 2017.

Katherine Verbeck

Katherine Verbeck

S Lobban

Stephen Lobban

STATE OF New York)
COUNTY OF Warren)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Verbeck and Stephen Lobban, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of ~~September~~ August, 2017.

Michelle Matuszak

Notary Public

My Commission Expires: 12-7-19

MICHELLE MATUSZAK
Notary Public, State of New York
Warren Co. #01MA6334025
Commission Expires Dec. 7, 2019