WARRANTY DEED

Bill Garrett Davidson County
Batch# 13975 DEEDWARR
10/16/2017 10:26:30 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20171016-0105668

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of October, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires March 20, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert M. Emery, Jr.	The Mortgage Firm, Inc.	025 03 0 006.00
(NAME)	(NAME)	
514 Moncrief Ave.	921 Douglas Avenue, Suite 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), 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 B. Loveridge and Jennifer R. Loveridge**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert M. Emery, Jr.**, 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. 67 on the Plan of the Second Revision of the Moncrief Subdivision of the North part of the Allen Mathes lands at Goodlettsville, made by Stephen A, Draper, Surveyor, on March 3, 1953.

Said Lot No. 67 fronts 100.1 feet on the west side of Moncrief Avenue and runs back N. 61 deg. 46 min. W. 579.2 feet on the South line (common line with Harvey) and runs back N. 61 deg. 46 min. W. 650.4 feet on the North line,(common line with Ferrara) and shows 120.9 feet on the rear line (common line with Batey).

Being the same property conveyed to Robert B. Loveridge and wife, Jennifer R. Loveridge by Warranty Deed from Peggy Deal unmarried dated March 22, 2004 and recorded March 25, 2004 as Instrument No. 200403250033666, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit of Preparation of Warranty Deed recorded as Instrument No. 200501100003391 and Instrument No. 20050203-0012569, in said Register's Office for Davidson County, Tennessee.*

File Number: FND-176957FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 514 Moncrief Ave., Goodlettsville, TN 37072

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, has 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 our hands this 13 day of October, 2017

Robert B. Loveridge

Robert B. Loveridge

Jennifer R. Loveridge

Jennifer R. Loveridge

STATE OF Tennessee

County OF Sumner

I, Jake Crum, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Robert B. Loveridge and Jennifer R. Loveridge personally appeared before me this day and acknowledged the due execution of the foregoing instrument as their free act and deed.

Witness my hand and official seal, this the 13th of October, 2017.

Notary Public

My Commission Expires: March 20, 2018

(SEAL)

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires March 20, 2018

File Number: FND-176957FC

True Copy Certification

I, Penny Y. Ray, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC

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