Bill Garrett Davidson County
Batch# 16444 DEEDWARR
10/23/2017 10:22:46 AM 2 pgs
Fees: $13.00 Taxes: $492.10
20171023-0108175

WARRANTY DEED

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Jennifer Wilder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of October, 2017

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patricia M. Sweeney	Patricia M. Sweeney	096 11 0A 047.00
(NAME)	(NAME)	
344 Hickory Place	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Three Thousand And No/100 Dollars ($133,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John S. Lozier**, an unmarried man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patricia M. Sweeney, as her sole and separate estate**, 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:

A Condominium in Davidson County, Tennessee, being Unit No. F-4 of Phase VI, Hickory Place Condominiums, as shown on exhibit "C" to the amendment to the Master Deed of Hickory Place Condominiums of record in book 7015, page 192, in the register's office for Davidson County, Tennessee, to which reference is here made for a more complete description; unit no. F-4 Being part of the unit plan for Phases 2-8, Section I, hickory place Condominiums of record in plat book 6250, page 795, in said Register's Office.

Being the same property conveyed to John S. Lozier, unmarried by Warranty Deed from Brance E. Beaty, unmarried dated September 7, 2007 and recorded September 17, 2007 in Instrument No. 200709170111206, in said Register's Office for Davidson County, Tennessee.

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 344 Hickory Place, Nashville, TN 37214

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.

File Number: FRN-176796SSO

Witness our hands this 20th day of October 2017

John S. Lozier

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John S. Lozier, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-176796SSO