WARRANTY DEED

Bill Garrett Davidson County
Batch# 33324 **DEEDWARR**
12/05/2017 11:27:58 AM 2 pgs
Fees: $13.00 Taxes: $525.40

20171205-0123943

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew J. Lovell	newowner	086-14-0-A-141.00 CO
(NAME)	(NAME)	
141 Thistle Ln.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Susan Q. McDonald, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew J. Lovell, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 141 on the Plan of Stage Two, Hermitage Meadows, of record in Book 5200, page 682, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Susan Q. McDonald by Warranty Deed from Mickey Howard Hargrove and wife, Stacey Elizabeth Hargrove, dated August 8, 2014, of record in Instrument No. 20140818-0074387, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated; all matters appearing on the Plan of record in Book 5200, page 682; restrictions of record in Book 6034, page 365 and Instrument No. 20170210-0013943, corrected in Instrument No. 20170320-0026618; By-Laws of Hermitage Meadows Homeowners Association of record in Book 6034, page 383; Book 7660, page 612 and Instrument No. 20010327-0029002; Easement to Comcast of Nashville of record in Instrument No. 20121114-0104689; Easement to First Suburban Water Utility District of record in Book 6339, page 780 and Book 6387, page 949; Charter of Hermitage Meadows Homeowners Association of record in Book 6034, page 376; Book 7466, page 25 and Book 8275, page 843; Conveyance of common area of record in Book 6209, page 548; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 141 Thistle Ln., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN, 37212
FILE #: P-RL-17-0141

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 hand this 29th day of November, 2017.

Susan Q. McDonald

Susan Q. McDonald

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Susan Q. McDonald, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of November, 2017.

Notary Public
My Commission Expires: _____

File No.: 26599

