Bill Garrett Davidson County
Batch# 39562 DEEDWARR
12/19/2017 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20171219-0129353

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $279,900.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2017.

Notary Public
My commission expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK E. LEEDCM

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lynn M Lowery	**Pinnacle Bank**	**172120D05000CO**
7413 Lords Chapel Drive	**150 3rd Ave S., Ste 900**	
Nashville, TN 37211	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Samuel W. Cherry and Bianca M. Cherry, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynn M Lowery, a single woman

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. 490, Final Plat, Section 2, The Town Center Homes at Lenox Village, as shown on plat of record in Instrument No. 20050322-0031182, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Samuel W. Cherry and Bianca M. Cherry, husband and wife, by Warranty Deed from Matt Moran, an unmarried man, and Russell Evers, an unmarried man, dated June 28, 2013, of record in Instrument No. 20130710-0071328, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20050322-0031182, Register's Office for County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Master Deed and Restrictions of record in Instrument No. 20020315-0032825, said Register's Office.

Easements of record in Instrument No. 20020315-0032826, Instrument No. 20040310-0027422, Instrument No. 20030923-0140666, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20020408-0042676, Instrument No. 20050822-0099609, said Register's Office.

Charter of the Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550, said Register's Office.

This is improved (_X_) unimproved (_____) property known as 7413 Lords Chapel Drive, Nashville, TN 37211.

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 in 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.

Samuel W. Cherry Date: 12/14/17

Bianca M. Cherry Date: 12/14/17

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Samuel W. Cherry and Bianca M. Cherry, 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 14th day of December 2017.

NOTARY PUBLIC

My Commission Expires: 9/2/21

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK B. LEEDOM

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

