WARRANTY DEED

Bill Garrett Davidson County
Batch# 42699 **DEEDWARR**
12/29/2017 10:46:08 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20171229-0132330

M-VRES-17-3712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard James	Newaml	
(NAME)	(NAME)	**73-10-19.00**
3712 Moss Rose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD LUBOVICH, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RICHARD JAMES, MARRIED,** hereinafter called the Grantee, his heirs, successors and assigns, that 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 Moss Rose Estates, of record in Plat Book 4860, Page 112, Register's Office for said County,

Said Lot No. 67 fronts 80 feet on the Easterly margin of Moss Rose Drive and runs back 223.98 feet, more or less, on the Northerly line and 269.40 feet, more or less, on the Southerly line on the rear on which it measures 112 feet, more or less, fronting the Cumberland River.

Being the same property conveyed to Ronald Lubovich, unmarried, by Warranty Deed from Gary Lee Cawthon and wife, Lynda Rose Cawthon, recorded October 3, 2006 in Instrument No. 20061003-0122412, Register's Office for Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 4860, Page 112, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 5039, Page 359, Book 5138, Page 645, Book 5311, Page 345 and Book 5910, Page 336, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3712 Moss Rose Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF DECEMBER, 2017.

Ronald P. Lubovich, Jr. Attorney-in-Fact

Ronald Lubovich by Ronald P. Lubovich, Jr., Attorney-in-Fact

POA in 20171227-0130976 RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD P. LUBOVICH, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RONALD LUBOVICH, and who acknowledged he executed the same as the free act and deed of the said RONALD LUBOVICH.

Witness my hand and official seal, this the 27th of December, 2017.

Notary Public

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

My Commission Expires:
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212