WARRANTY DEED

Bill Garrett Davidson County
Batch# 49513 DEEDWARR
01/22/2018 09:59:38 AM 2 pgs
Fees: $13.00 Taxes: $1,150.70

20180122-0006219

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$311,000.00.**

Denisa Lumi
Affiant

Subscribed and sworn to before me this 16th day of January, 2018

I.M. Loo
Notary Public
My Commission expires: 3/8/2021
(Affix Seal)

I.M. CORRIVEAU
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Denisa Lumi	Churchill Mortgage Corporation	108-12-0B-098.00CO
1328 Timber Valley Drive	761 Old Hickory Blvd., Suite 400	
Nashville, TN 37214	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Royies Stanley, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Denisa Lumi and Olger Lumi, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 197 on the Plan of Harborview, Section Two, Phase 1-A, as of record in Plat Book 6900, Page 756, amended in Book 9096, Page 764, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Royies Stanley, unmarried from Tom Tran and wife, Lisa Tran by Warranty Deed on February 25, 2003, of record in Instrument Number 20030317-0035177, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 757 and Master Deed of record in Book 8297, Page 376, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7471, Page 26, Book 7646, Page 142; Book 7646, Page 147; Book 7646, Page 149; Book 7647, Page 648; Book 7732, Page 749; Book 8263, Page 534; Book 8271, Page 863; Book 8297, Page 380; Book 8634, Page 19; Book 8856, Page 361 and Book 9182, Page 786, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 5856, Page 80; Book 5856, Page 84; Book 6147, Page 886; Book 6147, Page 895; Book 5658, Page 984; Book 7390, Page 270 and Book 8068, Page 723, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1328 Timber Valley Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WHEN RECORDED RETURN
Midtown Title, LLC
1704 Charlotte Avenue
Nashville, TN. 37203
File No. 1-17-1300

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 January 16, 2018.

Royies Stanley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Royies Stanley,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 16, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY