PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Bill Garrett Davidson County
Batch# 84468 **DEEDWARR**
04/25/2018 09:32:27 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180425-0038793

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Michael Lohmann and Tsianina Lohmann, husband and wife, have this day bargained and sold and does hereby transfer and convey unto Luther Terry, individually, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 12, CUMBERLAND MEADOWS, SECTION TWO, FIRST AMENDMENT, as shown on plat of record in Instrument No. 20050525-0059134, 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 Michael Lohmann and Tsianina Lohmann, husband and wife, by Warranty Deed from Brent S. McNew, married, dated 05/29/15, of record in Instrument No. 20150608-0053634, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on plat of CUMBERLAND MEADOWS, SECTION TWO, FIRST AMENDMENT, of record in Instrument No. 20050525-0059134;
Covenants, Conditions and Restrictions of record in Instrument No. 20051230-0156873;
Easement for Sanitary Sewer/Storm Drainage of record in Book 4008, Page 192;
Easement for Trunk Sewer of record in Instrument No. 20040824-0102318; and
Any and all existing easements and restrictions as shown of record in not stated herein

This is improved property known as: 862 Beth Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Luther Terry, individually, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 20th day of April, 2018.

Michael Lohmann

Tsianina Lohmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Michael Lohmann and Tsianina Lohmann with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20th day of April, 2018.

KELSEY PITMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ashley Holt
Affiant

Subscribed and sworn to before me this 20th day of April, 2018.

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

VAnderson
NOTARY PUBLIC

My Commission Expires:

Map & Parcel No.: 084-05-0-083.00

Name and address of new owner:
Send tax bills to:
Luther Terry
new owner