Bill Garrett Davidson County
Batch# 86726 DEEDWARR
05/01/2018 09:30:26 AM 2 pgs
Fees: $13.00 Taxes: $506.90
20180501-0040854

# WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Heather Nicole Greer | New Owner | 108-12-0-096:00 |
| (NAME) | (NAME) | |
| 3222 Lakeford Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jason A. Rohner and Heather J. Day, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Heather Nicole Greer and Jordyn Penner, wife and husband**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to wit;

Being Lot No. 32B on the Plan of Zone Lot Division Lots 32, 35, 38 and 61 of East Lake Subdivision, Section 3, as of record in Plat Book 5200, Page 342, amended in Book 5200, Page 650, 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 Jason A. Rohner and Heather J. Day, husband and wife by Warranty Deed from Wendy L. Wright-Thomas, unmarried, dated 08/31/2007, recorded 09/10/2007, of record in Instrument No. 20070910-0108210, in the Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Book 5200, Page 342, amended of record in Book 5200, Page 650, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 5761, Page 355, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5856, Page 80, and of record in Book 5856, Page 84; Abandonment and Re-Dedication of 20 Foot Public Utility and Drainage Easements of record in Book 5997, Page 794 and of record in Book 6144, Page 278; Deed of Conveyance of record in Book 5968, Page 985, and of record in Book 5969, Page 22; and Restrictive Covenants Townhomes of record in Book 6005, Page 147 and of record in Book 6079, Page 648, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3222 Lakeford Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 19 day of April, 2019.

Jason A. Rohner

Heather J. Day

State of NORTH CAROLINA
County of

Personally appeared before me Jason A. Rohner and Heather J. Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19 day of April, 2018.

Notary Public John M Dudley
My Commission Expires: Sept. 14, 2022

**JOHN M DUDLEY**
Notary Public
Pitt Co., North Carolina
My Commission Expires Sept. 14, 2022

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**