Bill Garrett Davidson County
Batch# 98868 DEEDWARR
06/01/2018 11:22:36 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20180601-0052304

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Lacey Leanne Keely and<br>Timothy Michael Donnelly<br>609 Sweetwater Circle<br>Old Hickory, TN 37138 | CMG Mortgage<br>3160 Crow Canyon Rd<br>Ste 400<br>San Ramon CA 94583 | 064150A-03200CO |

**THIS INDENTURE,** made this 24th day of May, 2018 between

**Kristy L. Lozano, an unmarried woman**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Lacey Leanne Keely, unmarried and Timothy Michael Donnelly, unmarried**
**As Tenants in Common with Rights of Survivorship**

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land located in Davidson County, Tennessee, being described as follows to wit:**

**Being Lot No. 71 on the Plan of Revision One, Section One, Plantation Walk, R8 and R20 Residential PUD, as shown by plat of record in Plat Book 7900, Page 697, and amended by Surveyor's Certificate of record in Book 9432, Page 449, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to Kristy L. Lozano, an unmarried woman by Warranty Deed dated 8/30/16 from Fredrick E. Peterson and Sarah Peterson, husband and wife of record in Instrument Number 20160831-0091578, Register's Office for Davidson County, Tennessee.**

This is ( X ) improved ( ) unimproved property known as: 609 Sweetwater Circle, Old Hickory, TN 37138.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

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And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kristy L. Lozano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kristy L. Lozano, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 24th day of May, 2018.

Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $240,000.00.

Affiant

Sworn to and subscribed before me, this 24th day of May, 2018.

Notary Public

My Commission Expires: 7/8/19

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019