Bill Garrett Davidson County
Batch# 104676 DEEDWARR
06/14/2018 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,112.59
20180614-0057236

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $300,700.00.

Affiant

Sworn to and subscribed before me this 12th day of June, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Kennith Green Judith Green	5621 Regatta Blvd	Bank of Tennessee	098-09-0A-056.00-CO
5621 Regatta Blvd		PO Box 4980	
Hermitage, TN 37076	Hermitage, TN 37076	Johnson City, TN 37602	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **James T. Lovett and Darlene J. Lovett f/k/a Darlene Johnson, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Kennith O. Green and Judith A. Green, husband and wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Phase 3B, Lakeshore of record in Plat Book 7900, Page 677, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James T. Lovett and Darlene Johnson, both unmarried by Warranty deed from Carl J. DeSimone and Carol D. Knox, both unmarried of record in Book 11360, page 929, Register's Office for Davidson County, Tennessee, dated February 25, 1999 and recorded on March 01, 1999. (Value or consideration shown in aforementioned deed $201,900.00.) Being also known as 5621 Regatta Blvd Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2018, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 7900, Page 677, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 6900, Page 683, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of

record in Book 7572, Page 669, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of the Homeowners Association of record in Book 7892, Page 464 and Book 8709, Page 424, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to Homeowner's Association of record in Book 10447, Page 932, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 12th day of June, 2018.

James T. Lovett

Darlene J. Lovett f/k/a Darlene Johnson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **James T. Lovett and Darlene J. Lovett f/k/a Darlene Johnson, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 12th day of June, 2018.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

