WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $889,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288 - 44174

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy Mann, Jr. and Jerri L. Mann		130 07 0 118.00
(NAME)	(NAME) New Owner	
4006 Harding Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eight Hundred Eighty-Nine Thousand Seven Hundred Fifty And No/100 Dollars ($889,750.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charlotte Lohrey and Jason Mosier, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Mann, Jr. and Jerri L. Mann, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot D in The Re-subdivision of Lots 212 and 213 of the Royal Oaks Land Company's Subdivision of record in Book 421, page 102 and 103, Register's Office for Davidson County, Tennessee.

Said Lot D fronts 100 feet more or less, on the north side of Harding Place and runs back 379 feet, more or less, on the westerly line and 365 feet, more or less on the easterly line to a dead line in the rear on which it measures 100 feet, more or less.

Being the same property conveyed to Heikki Eric Kostamaa, unmarried and Charlotte Lohrey, unmarried, tenants in common with right of survivorship by Warranty Deed from Renaissance Group, L.L.C, a Limited Liability Company dated July 6, 2005 and recorded July 8, 2005 as Instrument No. 20050708-0079429, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charlotte Lohrey by Quit Claim Deed from Heikki Eric Kostamaa dated October 5, 2011 and recorded October 18, 2011as Instrument No. 20111018-0081122, in said Register's Office for Davidson County, Tennessee.

Jason Mosier joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above referenced property as spouse of Charlotte Lohrey.

File Number: GRN-184523SSO

Bill Garrett Davidson County
Batch# 109553 **DEEDWARR**
06/27/2018 12:50:59 PM 2 pgs
Fees: $13.00 Taxes: $3,292.08

20180627-0062044

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4006 Harding Pl, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 22 day of June, 2018.

Charlotte Lohrey

Jason Mosier

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Charlotte Lohrey and Jason Mosier, wife and husband, the 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, this the 22nd of June, 2018.

Notary Public

My Commission Expires:

(SEAL)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

File Number: GRN-184523SSO