WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Rita Barker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2018.

M Lynn Bodden
Notary Public

MY COMMISSION EXPIRES: 10-11-2021

(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Patrick Ward Jr.	SAME / NEW OWNER	181-14-OA-163.00
(NAME)	(NAME)	
8521 Calistoga Way		Bill Garrett Davidson County Batch# 119634 DEEDWARR 07/24/2018 11:12:19 AM 2 pgs Fees: $13.00 Taxes: $921.30
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		20180724-0072047
(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, **Kim Thompson nka Kimberly Sue Loggins and Jamie Loggins, wife and husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Larry Patrick Ward, Jr. a single man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 217, on the plan of The Villas at Concord Place, Phase 3, filed as Exhibit to and established by Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20050922-0114218, as amended in Instrument Nos. 20060731-0092350 and 20061228-0160255, Registers Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kim Thompson, an unmarried woman by Warranty Deed dated 01/29/2007 from Centex Homes, a Nevada General Partnership of record in Instrument 20070131-0012863, Register's Office for Davidson County, Tennessee.

The said Kim Thompson is now known as Kimberly Sue Loggins. Jamie Loggins joins to convey any and all interest he may have in said property.

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 8521 Calistoga Way, Brentwood, TN 37027
(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), his heirs and/or assigns forever; and we do covenant with the said

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.

This conveyance is subject to all matters shown on the plat of record in Instrument 200609120112742, Instrument 200509220114218, as amended of record in Instrument 200607310092350, as amended of record in Instrument 200612280160255, Instrument 200504150042176, Instrument 200505050050659 and Instrument 200512190151949, Instrument 200512190151953, Instrument 201707170071455, Instrument 200710170123091, Instrument 200812190121383, Register's Office for Davidson County, TN.

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

Kim Thompson aka Kimberly Sue Loggins

Jamie Loggins

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kim Thompson,and Jamie Loggins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 20th day of July, 2018.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129