Bill Garrett Davidson County
Batch# 122228 DEEDWARR
07/30/2018 11:19:30 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180730-0074017

WARRANTY DEED

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

G-VRES-18-708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Love, IV	SAME	
(NAME)	(NAME)	
708 Lakeridge Way		**109-1-A-54.00CO**
(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 consideration, the receipt of which is hereby acknowledged, **WILLIAM H. LIZOR, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON LOVE, IV, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Lakeridge, Phase Three, First Revision, of record in Plat Book 9700, Page 373, corrected by Surveyor's Certificate of Correction of record in Book 10435, Page 180, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William H. Lizor, Jr., single man, by Special Warranty Deed from Island Source II, LLC, recorded May 10, 2012 in Instrument No. 20120510-0040527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 373, Surveyors Certificate of Correction as of record in Book 10435, Page 180, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 7900, Page 792, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 19991207-0300667, in the 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 9669, Page 715, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services of record in Book 10623, Page 867; Book 11030, Page 865 and Book 11030, Page 904, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10539, Page 405, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **708 Lakeridge Way, Nashville, Tennessee 37214**.

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), their heirs and 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), 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 my/our hand(s) this the 27th DAY OF JULY, 2018.

William H. Lizor, Jr. by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

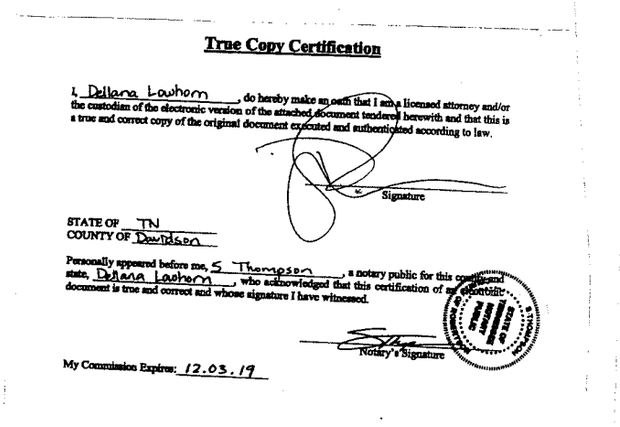
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM H. LIZOR, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM H. LIZOR, JR..

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212



True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19