WARRANTY DEED

Bill Garrett Davidson County
Batch# 124854 DEEDWARR
08/06/2018 11:41:29 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20180806-0076985

File No. TE0004320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

RETURN TO

PREPARED BY: BANKERS TITLE & ESCROW CORP

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pierce Weber	F.S.M Bank	083-03-0-092.00
(NAME)	(NAME)	
.2101 Early Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jessica Lohan, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pierce Weber,** _____, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Lot No. 29 on the Plan of Pontotoc Subdivision, a Part of the Early Tract of record in Plat Book 547, Page 113, 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 Jessica Server, unmarried by Quit Claim deed from Jessica Server and Jason Server of record in Instrument No. 20070330-0038374 Register's Office for Davidson County, Tennessee, dated February 9, 2007 and recorded on March 30, 2007.

Jessica Server is now married and known as Jessica Lohan. Taylor Donald Lohan, spouse of Jessica Lohan, is executing this deed for purposes of relinquishing any marital rights he may have to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2101 Early Avenue, Nashville, TN 37206

(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 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, 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 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 my hand this 3rd day of August, 2018.

Jessica Lohan

Taylor Donald Lohan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jessica Lohan and Taylor Donald Lohan, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 3rd day of August, 2018.

LESLIE DAVIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206