WARRANTY DEED

Bill Garrett Davidson County
Batch# 125166 DEEDWARR
08/07/2018 10:58:02 AM 3 pgs
Fees: $18.00 Taxes: $906.50

20180807-0077545

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Agostino	New Owner	
(NAME)	(NAME)	
408 Benzing Road		16210001300
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, WE, **NANCY M. LOVVORN, TRUSTEE OF THE LOVVORN REVOCABLE LIVING TRUST U/A/D MARCH 28, 2000 AND NANCY M. LOVVORN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW AGOSTINO, A SINGLE MAN,** 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 No. 13 on the Plan of Brookview Estates, Section I, as of record in Book 4460, Page 103, Register's Office for said County, to which plan reference is here made for a more complete description.

Together with driveway easement on Lot 12 established by Declaration of Easement recorded in Book 4723, Page 945, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from J. Kevin Riordan and wife, Judy G. Riordan to Thomas H. Lovvorn and wife, Nancy M. Lovvorn as recorded on the 17th day of June, 1977 in Deed Book 5160, Page 664, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Nancy M. Lovvorn, Individually to Nancy M. Lovvorn, Trustee and any Successor Trustees thereto, U/A/D March 28, 2000, a one-half undivided interest as recorded on the 4th day of April, 2000 in Instrument No. 20000404-0033677, in the Register's Office of Davidson County, Tennessee. Thomas Howard Lovvorn died intestate on June 7, 2007, leaving Nancy M. Lovvorn and Jeffrey H. Lovvorn as the sole Heirs at Law, pursuant to Affidavit of Heirship of recored in Instrument No. 20180711-0066762, said Register's Office. Jeffrey H. Lovvorn conveyed his inherited interest to Nancy M. Lovvorn by Quitclaim Deed of record in Instrument No. 20180723-0071584, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 408 Benzing Road, Antioch, TN 37013
(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 31 day of July, 2018

LOVVORN REVOCABLE LIVING TRUST U/A/D MARCH 28, 2000

BY: Nancy M Lovvorn, Trustee

NANCY M. LOVVORN, TRUSTEE

Nancy M Lovvorn

NANCY M. LOVVORN

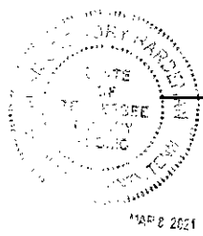
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy M. Lovvorn, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of July, 2018.

Commission expires:



MAR 8 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Nancy M. Lovvorn with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Lovvorn Revocable Living Trust U/A/D March 28, 2000, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 31 day of July, 2018.

Commission expires:



Notary Public