WARRANTY DEED

Bill Garrett Davidson County
Batch# 133802 DEEDWARR
08/27/2018 12:46:09 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20180827-0084693

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC

File No.: ARK180273TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Sloop, an unmarried man	John Sloop, an unmarried man	
(NAME)	(NAME)	
1708 A Stewart Place	1708 A Stewart Place	105-11-1F-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty Thousand And No/100 Dollars ($520,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL LEWIS, UNMARRIED, AND BRENT OWENS, UNMARRIED,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN SLOOP, AN UNMARRIED 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 Unit No. A on the Plan of 1708 Stewart Place, a Horizontal Property Regime with Private Elements of record in Exhibit "B" 1708 Stewart Place, in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170406-0033841, 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 a portion of the same property conveyed to Michael Lewis and Brent Owens by Warranty Deed from Jacqueline W. Webb and Theodore Dale Dobbins Sr., husband and wife of record as Instrument No. 20161027-0113512 Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1708 A Stewart Place, Nashville, TN 37203
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Michael Lewis, unmarried, and Brent Owens, unmarried, this 24th day of August, 2018.

Michael Lewis

Brent Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of August, 2018, before me personally appeared Michael Lewis and Brent Owens to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 24 day of August, 2018

Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public