WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose Fernando Flores Rios	New Owner	148 14 0 234.00
(NAME)	(NAME)	
407 Gillespie Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I/we Robert Ray Lovett, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jose Fernando Flores Rios, a single man, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*unmarried

Land in Davidson County, Tennessee, being all of Lot No. 80A, on the Plan of Zone Lot Division Lots 57,78, 79 & 80, Haywood Forest, Section 3, of record in Plat Book 5200, Page 245, Amending Book 6250, Page 240, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Ray Lovett by Quitclaim Deed from Renee Langford Lovett, dated 10/17/2003 recorded 11/13/2003, of record in Instrument No. 20031113-0166218, in the Register's Office for Davidson County, Tennessee.

The said Robert R. Lovett and Renee L. Lovett, having since been divorced by Final Decree of Divorce on the 12th day of November, 2003 in the circuit Court for Wilson County, Tennessee, Docket No. 4383DVC.

Being the same property conveyed to Robert R. Lovett and Renee L. Lovett by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington D.C., dated 01/07/2000 recorded 01/18/2000, of record in Instrument No. 200001180005894, in the Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 5200, Page 245 and Amending Book 6250, Page 240, in the Register's Office for Davidson County, Tennessee; and Covenants, conditions, easements and restrictions of record in Book 5583, Page 115, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

Karen Y Johnson Davidson County
Batch# 141879 **DEEDWARR**
09/17/2018 01:55:36 PM 2 pgs
Fees: $13.00 Taxes: $270.10

20180917-0092050

File No.: 263851
Warranty Deed TN

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 ☒ 407 Gillespie Court, 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 GRANTEE(S), his/her/their 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), his/her/their 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 hands this 7th day of September, 2018.

Robert Ray Lovett

Robert Ray Lovett

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Ray Lovett 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 7th day of September, 2018.

Notary Public: _____

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122