WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143097 **DEEDWARR**
09/20/2018 08:38:29 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180920-0093127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Caitlin Luszczek	New Owner	**90-12-229**
(NAME)	(NAME)	
642 Westboro Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182604

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/we, **Dorothy J. Lynch** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Caitlin Luszczek, married woman,** 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. :

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Westboro, Section 5, of record in Book 3300, page 3, as amended in Book 3309, page 165, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dorothy J. Lynch, a single woman by deed from Laura Featherstone, unmarried, dated January 16, 1998, of record in Book 10761, page 585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 3300, page 3, as amended in Book 3309, page 165, Register's Office for said County; and (b) Restrictions of record in Book 3247, page 333, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 642 Westboro Drive, Nashville, TN 37209
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of September, 2018

Dorothy J Lynch by Karen Jeanne Thompson her Attorney-in-Fact
Dorothy J. Lynch, By Karen Jeanne Thompson, her Attorney-in-Fact

Dorothy J. Lynch by Kimberly Y. Roberts, her Attorney-In-Fact
Dorothy J. Lynch, By Kimberly Yvonne Roberts, her Attorney-in-Fact

STATE OF Tennessee)
County OF Davidson)

Before me personally appeared Karen Jeanne Thompson, 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 Dorothy J. Lynch, and who acknowledged that she executed the same as the free act and deed of Dorothy J. Lynch.

Witness my hand, at office, this 13th of September, 2018.

A Walston
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee)
County OF Davidson)

Before me personally appeared Kimberly Yvonne Roberts, 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 Dorthy J. Lynch, and who acknowledged that he/she executed the same as the free act and deed of Dorothy J. Lynch.

Witness my hand, at office, this 13th of September, 2018.

A Walston
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER