Karen Y Johnson Davidson County
Batch# 157114 DEEDWARR
11/06/2018 01:44:38 PM 2 pgs
Fees: $13.00 Taxes: $1,065.60
20181106-0110011

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2149

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of November, 2018

Notary Public

Commission Expires: 12/15/21

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Loch and Sarah Loch 2316 Kimberly Drive Nashville, TN 37214	Pinnacle Bank, its Successors and/or Assigns, ATIMA PO Box 702726 Dallas, TX 75370	073-03-0-093.00

WARRANTY DEED

FOR AND IN 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,

Amanda Dean, Trustee of The 2316 Kimberly Drive Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Loch and Sarah Loch, husband and wife

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. 465 on the Plan of Sunset View, Section Six of record in Plat Book 2900, Page (s) 54 and 55, 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 Amanda Dean, Trustee of The 2316 Kimberly DriveTrust by Warranty deed from James H. Prosser and wife, Paige M. Prosser of record in Instrument No. 20180626-0061365 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 26, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **2316 Kimberly Drive, Nashville, TN 37214.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of November, 2018.

Amanda Dean, Trustee

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of The 2316 Kimberly Drive Trust the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 2nd day of November, 2018.

Notary Public
My Commission Expires: 5-10-21

(Notary Seal)

STATE OF TENNESSEE NOTARY PUBLIC EMMALYN HENDRIX COUNTY OF ROBERTSON

WARRANTY DEED