PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 162111 **DEEDWARR**
11/19/2018 08:58:02 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00

20181119-0113396

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Michael Lohmann and Tsianina Lohmann, husband and wife, have this day bargained and sold and does hereby transfer and convey unto Suzanne Davis and Adam Davis, wife and husband, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 21, Plat of Lockeland, of The Chadwell Home Place as shown on plat of record in Plat Book 57, Page 135, in Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Lohmann and Tsianina Lohmann, husband and wife, by Quitclaim Deed from Mack Props, LLC, a Tennessee Limited Liability Company, dated 11/15/16, of record in Instrument No. 20161118-0121897, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Mack Props, LLC a Tennessee Limited Liability Company by Quitclaim Deed from Michael Lohmann and Tsianina Lohmann, dated 09/16/14, of record in Instrument No. 20141001-0090813, Register's Office for Davidson County, Tennessee.

This is improved known as 110 S 17th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Suzanne Davis and Adam Davis, wife and husband, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 14th day of November, 2018.

Michael Lohmann

Tsianina Lohmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Michael Lohmann and Tsianina Lohmann with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 14th day of November, 2018.

Kristi McCoy

NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $720,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of November, 2018.

VAnderson

My Commission Expires: **NOTARY PUBLIC**

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Map & Parcel No.: 083-10-0-219.00

Name and address of new owner:
Send tax bills to:
Suzanne Davis and Adam Davis
110 S 17th Street
Nashville, TN 37206