Karen Y Johnson Davidson County
Batch# 168492 DEEDWARR
11/29/2018 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20181129-0116406

WARRANTY DEED

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

B-KW-18-521

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 20th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.19.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie Loomis and Owen Loomis	Same as New Owners	
(NAME) **521 Basswood Ave.**	(NAME)	**090-11-0-075.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **MICHAEL LEE AND ELIZABETH LEE, HUSBAND AND WIFE AND BRIAN CHESTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE LOOMIS AND OWEN B. LOOMIS, JR, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Final Plat of Cumberland Cove of record in Plat at Instrument No. 20161129-0125118, 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 John Thomas Hirsbrunner and wife, Charline S. Hirsbrunner by Warranty Deed from William F. Burton, Jr., Trustee, et al, of record in Book 3467, Page 87, Register's Office for Davidson County, Tennessee, dated December 1, 1962 and recorded on December 18, 1962. The said John Thomas Hirsbrunner having pre-deceased Charline S. Hirsbrunner and under the Last Will and Testament of Charline S. Hirsbrunner (Probate #04P447, Davidson Co, TN) said property was devised to her 4 children Thomas S. Hirsbrunner, Sr., Sue Hassan, Martha Ross and Mary Keir. The said Mary Keir died May 31, 2013 leaving two daughters, Karen Hutcherson and Kelli Keir, as her next of kin. The said Martha Ross died May 9, 2014 leaving Thomas S. Hirsbrunner, Sr. and Sue Hassan as her next of kin.

Being a part of the same property conveyed to Jean Lafitte Designs, LLC, a Tennessee limited liability company by Warranty deed from Thomas S. Hirsbrunner, Sue Ann Hirsbrunner, Kelli Keir and Karen Hutcherson of record in Instrument No. 20160922-0100078, Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 22, 2016.

Being a part of the same property conveyed to Michael Lee and Elizabeth Lee, husband and wife, a fifty percent (50%) interest and Brian Chester, a fifty percent (50%) interest, as tenants in common by Quitclaim deed from Jean Lafitte Designs, LLC, a Tennessee limited liability company of record in Instrument No. 20160926-0101304, Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 26, 2016.

Being a part of the same property conveyed to Michael Lee and Elizabeth Lee, husband and wife, a fifty percent (50%) interest and Brian Chester, a fifty percent (50%) interest, as tenants in common by Quitclaim deed from Rodman M. Smythe of record in Instrument No. 20170118-0005493 Register's Office for Davidson County, Tennessee, dated January 7, 2017 and recorded on January 18, 2017.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 332, Page 11, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20161129-0125118, Register's Office of Davidson County, Tennessee.
- Ingress and Egress Easement of record in Instrument Number, 20040630-0077678, Register's Office of Davidson County, Tennessee.

- Flowage Easement to the United States of America of record in Book 2147, Page 42, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3880, Page 77, in the Register's Office for Davidson County, Tennessee.
- Expressly reserved to Charline S. Hirsbrunner, her heirs and assigns, is a perpetual easement running with the land for the purpose of ingress and egress as contained in Instrument Number 20170118-0005493, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **521 Basswood Ave., Nashville, Tennessee 37209**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 20th DAY OF NOVEMBER, 2018.

Michael Lee

Elizabeth Lee

Brian Chester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL LEE AND ELIZABETH LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN CHESTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY