Karen Y Johnson Davidson County
Batch# 177306 DEEDWARR
12/21/2018 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20181221-0124653

WARRANTY DEED

JM-TRA-18-3114

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-30-2020
(AFFIX SEAL)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

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)
Peter James Marques and April Michelle Spencer	**NEW OWNER**	
(NAME)	(NAME)	
3114 Knobdale Road		**084-12-0-040.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **JOSEPH L. LOVELL AND WIFE, DEIDRA R. LOVELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER JAMES MARQUES AND APRIL MICHELLE SPENCER,** 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 Plan of Lincoya Hills of record in Book 1835, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 165 feet on the East side of Knobdale Road, and runs back 300.7 feet on the North line and 200 feet on the South line, to a broken line in the rear, measuring 211.2 feet thereon.

Being the same property conveyed to Joseph L. Lovell and wife, Deidra R. Lovell by Warranty Deed from Jerry Steven Cloyd, Bobbie Susan Fertig, David Barry Cloyd, Patricia Ann Taylor, and James Hewitt Cloyd of record in Instrument No. 20151222-0128526, Register's Office for Davidson County, Tennessee, dated December 17, 2015 and recorded on December 22, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years
- Plan of record in Book 1835, Page 91, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2021, Page 317, 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: **3114 Knobdale Road, Nashville, Tennessee 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 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 17th DAY OF DECEMBER, 2018.

Joseph L. Lovell by Laura Mitchell, Attorney-in-fact
Joseph L. Lovell
by Laura Mitchell as Attorney-in-fact

Deidra R. Lovell by Laura Mitchell, Attorney-in-fact
Deidra R. Lovell
by Laura Mitchell as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 JOSEPH L. LOVELL AND DEIDRA R. LOVELL, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH L. LOVELL AND DEIDRA R. LOVELL.

Witness my hand and official seal, this the 17th of December, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

