WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 5/23/21
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 177430 DEEDWARR
12/26/2018 09:01:27 AM 4 pgs
Fees: $23.00 Taxes: $188.70

20181226-0124820

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).:
Patricia M. Luboff and Peter Luboff	Patricia M. Luboff and Peter Luboff	33-223
(NAME) 1233 Lowes Lane	(NAME) 1211 Lowes Lane	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183417

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, Gregory P. Williams and Rebecca Williams O'Donnell, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Patricia M. Luboff and Peter Luboff, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 2 on the Plat of William T. Williams Lots as shown on plat of record in Plat Book 8250, page 113, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Rose C. Williams by Quitclaim Deed from William T. Williams dated January 16, 2007 and filed of record in Instrument No. 200701300012447, Register's Office for Davidson County, Tennessee. The said Rose C. Williams having since died testate on or about June 15, 2018 devising subject property to Gregory P. Williams and Rebecca Williams O'Donnell as evidenced by Affidavit of Heirship of record in Instrument No. *, said Register's Office.

* 20181226-0124800, 20181226-0124801, 20181226-0124802

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat and also subject to a sanitary sewer/storm drainage easement appearing of record in Book 7825, page 58, Register's Office for said County.

Unimproved ☒

This is improved ☐ property, known as 1233 Lowes Lane, Goodlettsville, TN 37072
(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 ~~17th~~ 14th day of December, 2018

Gregory P. Williams

Gregory P. Williams

STATE OF _____)
County OF _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gregory P. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ of December, 2018.

See Attachment

Notary Public
My Commission Expires:

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

ACKNOWLEDGMENT

State of California
County of Santa Clara} *ss.*

On December 14, 2018 before me, RASHAUD JAMAL BELL, Notary Public, personally appeared Gregory Paul Williams,

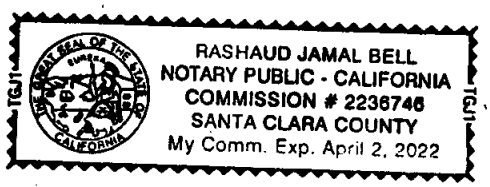
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R B P

Signature



(seal)

OPTIONAL INFORMATION

Date of Document: Dec. 14, 2018

Type or Title of Document: Warranty Deed

Number of Pages in Document: _____

Document in a Foreign Language: _____

Thumbprint of Signer

Type of Satisfactory Evidence:
_____ Personally Known with Paper Identification
_____ Paper Identification
_____ Credible Witness(es)

☐ Check here if no thumbprint or fingerprint is available.

Capacity of Signer:
_____ Trustee
_____ Power of Attorney
_____ CEO / CFO / COO
_____ President / Vice-President / Secretary / Treasurer
_____ Other: _____

Other Information: _____

Witness my hand this 14th day of December, 2018

Rebecca Jane Wim
Rebecca Jane O'Donnell

STATE OF New Jersey)
County OF Camden)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rebecca Williams O'Donnell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 of December, 2018.

Notary Public
My Commission Expires:

CHRISTOPHER INGLETON
NOTARY PUBLIC OF NEW JERSEY
ID # 2428437
My Commission Expires 01/02/2023

CHRISTOPHER INGLETON * NOTARY PUBLIC * NEW JERSEY