WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF Jan, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shevan Rizgar Kamake	New Owner	
(NAME) 3843 Sam Bonney Dr. ~~3712 Nolensville Pike~~	(NAME)	133-06-154.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **JAMES N. LOVELL, A ONE-HALF (1/2) UNDIVIDED INTEREST AS TENANT IN COMMON, AND TO WANDA A. LOVELL, A ONE-HALF (1/2) INTEREST AS TENANT IN COMMON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHEVAN RIZGAR KAMAKE**, 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 the 6th formerly the 9th Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the Map of J.G. Grissom's Wheeler Avenue Addition, not of record, described according to survey made by Hickerson and Johnson, Engineers, August 20, 1962, as follows:

Beginning on the Easterly margin of Nolensville Road as widened, at a point being South 25 degrees 00 minutes East 455.7 feet from the intersection of said Nolensville Road and Wheeler Avenue; thence South 87 degrees 18 minutes East 225.9 feet; thence South 65 degrees 00 minutes West 200 feet to the Easterly margin of Nolensville Road, as widened; thence with the same, North 25 degrees 00 minutes West 105 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from James N. Lovell, Jr. and wife, Wanda A. Lovell, a tenants by the entirety to James N. Lovell, a one-half (1/2) undivided interest as tenant in common, and to Wanda A. Lovell, a one-half (1/2) interest as tenant in common, as recorded on the 17th day of February, 1999 in Deed Book 11343, Page 485 and Installment Deed from William M. Smiley and wife, Daisy L. Smiley to James N. Lovell, Jr. and wife, Wanda A. Lovell, as recorded on the 1st day of September, 1983 in Deed Book 6127, Page 719, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Y Johnson Davidson County
Batch# 180568 DEEDWARR
01/04/2019 10:47:58 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20190104-0001061

unimproved
This is improved x property, known as 3712 Nolensville Pike, Nashville, TN 37211
(House Number) (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 we do 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 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 hand this 2nd day of January, 2019

James N. Lovell

JAMES N. LOVELL

Wanda A. Lovell

WANDA A. LOVELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James N. Lovell and Wanda A. Lovell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of January, 2019.

Commission expires:

KELLY J. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019