WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 183602 DEEDWARR
01/14/2019 01:05:19 PM 2 pgs
Fees: $13.00 Taxes: $884.30

20190114-0003604

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$239,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE January 11, 2019

Notary Public

MY COMMISSION EXPIRES: 3/25/22

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Matthew L Lowell and Rachel E. Weiderman**	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
(NAME) **313 Bonnalynn Drive**	(NAME) New Owner	075-13- 0- 199.00
(ADDRESS) **Hermitage, TN 37076**	**(ADDRESS)**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-NINE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John C. Isbell and wife, Shari L. Isbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew L Lowell and Rachel E. Weiderman, husband and wife

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 Davidson County, Tennessee, being Lot No. 77 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, page 48, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.
Being the same property conveyed to John C. Isbell and Shari L Isbell, husband and wife by deed from Rodney Bartholomew and Tracy Bartholomew, husband and wife, of record in Instrument No. 20180918-0092465, dated September 17, 2018, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **313 Bonnalynn Drive, Hermitage, TN 37076**
(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.

PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

Witness our hands this **11th day of January, 2019.**

John C. Isbell

Shari L Isbell

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **John C. Isbell and Shari L Isbell** the within named Seller(s) 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 at office on **11th day of January, 2019.**

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022