Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 186955 **DEEDWARR**
01/23/2019 08:49:01 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20190123-0006409

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of January, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jennifer Booker and Michael Booker, wife and husband	New Owner	102 12 0 058.00
(NAME)	(NAME)	
6701 Greeley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ronald Edwin Loftis and Ann Jeannine Loftis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Booker and Michael Booker, wife and husband**, 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. 139 on the Plan of Horton Heights, Section VI, as of record in Book 2133, Page 24, described as follows:

Beginning on the southerly margin of Fleetwood Drive, at the corner of Lots 138 and 139; thence westerly with said Drive, 148.4 feet to a monument; thence southerly around a curve, 37.4 feet to a monument in the east margin of Tombill Drive, thence with said Drive, south 170 feet to a monument; thence along the rear line of Lot No. 139, easterly 233 feet to the corner of Lots 138 and 139; thence northerly with the line of said lots, 229.2 feet to the beginning.

Being the same lands conveyed to Robert L. Loftis from Charles R. McKeen and wife, Sharon M. McKeen by Warranty Deed dated February 26, 1982 and recorded March 4, 1982 in Book 5857, Page 878, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Ronald Edwin Loftis and wife, Ann Jeannine Loftis from Robert L. Loftis and wife, Brenda B. Loftis by Warranty Deed dated October 29, 1984 and recorded October 29, 1984 in Book 6413, Page 668, in said Register's Office for Davidson County, Tennessee.

Further known as: 6701 Greeley Drive, Nashville, TN 37205

File Number: 1812-0932

Parcel Id(s): 102 12 0 058.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6701 Greeley Drive, Nashville, TN 37205

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, has 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 our hands this 18 day of January, 2019

Ronald Edwin Loftis

Ann Jeannine Loftis

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ronald Edwin Loftis and Ann Jeannine Loftis, the 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 and official seal this the 18th of January, 2019.

Notary Public

My Commission Expires: 6/29/22

(SEAL)

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

File Number: 1812-0932