File No. 199011

WARRANTY DEED

Karen Johnson Davidson County
Batch# 201368 DEEDWARR
03/04/2019 10:39:34 AM 2 pgs
Fees: $13.00 Taxes: $680.43

20190304-0019377

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2019

Notary Public

MY COMMISSION EXPIRES: 10/19/2022

(AFFIX SEAL)

KRISTY M. MCABEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF FRANKLIN

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia Finchum	Julia Finchum	135-16-0B-004.00 CO
(NAME)	(NAME)	
402 Flintlock Court	402 Flintlock Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37217	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **ROBERT M. LUBITZ AND JUDITH A. MONROE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA FINCHUM**, HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 4, on the plan of Woodridge at Nashboro Village, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robert M. Lubitz and Judith A. Monroe, husband and wife, by Warranty Deed from Jeffrey A. Hockenberry and wife, Melodie Hockenberry dated June 5, 2017 and recorded June 5, 2017 in Instrument No. 20170605-0055954, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; all matters appearing on the Plan of record in Instrument No. 20021120-0143949; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021104-0134724, as amended in Instrument No. 20030610-0080281, Instrument No. 20050520-0056888, and Instrument No. 20020507-0056331; Charter of Woodridge at Nashboro Village Homeowner's Association, Inc., of record in Instrument No. 20021106-0136458; By-Laws of Woodridge at Nashboro Village Homeowner's Association, Inc., of record in Instrument No. 20021106-

0136459; Master Declaration of Restrictions of record in Book 4827, Page 14; Conveyance of Common Areas to Woodridge at Nashboro Village Homeowner's Association, Inc., of record in Instrument No. 20021120-0144369; Easement to Comcast in Instrument No. 20180611-0055675; Storm Water Detention Agreement in Instrument No. 20020820-0100403; Easements and Agreements of record in Book 10110, Page 854, Book 4821, Page 105, Book 4821, Page 111 and Book 11594, Page 299, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 402 Flintlock Court, Nashville, Tennessee 37217

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 22nd day of February, 2019.

Robert M. Lubitz

Judith A. Monroe

STATE OF GEORGIA

COUNTY OF Fulton

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. LUBITZ AND JUDITH A. MONROE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of February, 2019.

Commission expires: Aug 11, 2019

Notary Public

