| | |
|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20191664<br><br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$326,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 30TH day of APRIL 2019.<br><br>Notary Public<br>My Commission Expires: 5-3-21 |

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 227926 DEEDWARR
05/09/2019 03:11:44 PM 2 pgs
Fees: $13.00 Taxes: $1,206.20
20190509-0043750

**THIS INDENTURE**, made this 30TH day of APRIL 2019, among:

**JENNIFER L. CAIN, A SINGLE WOMAN**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**BRENT LODGE AND HEATHER LODGE, HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Phase 2, Section 3, Barnes Bend Estates, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20140225-0016132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Jennifer L. Cain, a single woman by Warranty deed from The Jones Company of Tennessee LLC, a Missouri limited liability company of record in Instrument No. 20141010-0094151 Register's Office for Davidson County, Tennessee, dated October 09, 2014 and recorded on October 10, 2014.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Jennifer L Cain

**Jennifer L. Cain**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jennifer L. Cain, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of April, 2019.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

**Owner Name & Property Address:**

Name: Heather Lodge and Brent Lodge
5739 BRENTWOOD MEADOWS CIR.
BRENTWOOD, TN 37027

**Responsible Party For Taxes:**

Name: F&M BANK
Address: 10 CADILLAC DR, STE 100
City, State, Zip: BRENTWOOD, TN 37027

**Tax ID: 173-10-0A-151.00-CO**