Karen Johnson Davidson County
Batch# 296068 DEEDWARR
10/04/2019 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,221.85
20191004-0101703

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Y-PA-19-3235

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Philip L. Lozano, III	New Owner	
(NAME)	(NAME)	**104-6-145.01**
3205 Marlborough Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 consideration, the receipt of which is hereby acknowledged, **GENEVIEVE JEWELL THOMPSON AND TYLER THOMPSON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILIP L. LOZANO, III, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

LAND in Davidson County, TN, BEING Lot No. 116, on the Plan of R. W. Grizzard's Subdivision of the Bosley Tract, not of record, and described according to a survey made by Parrish Engineer, Inc., dated May 31, 1966, as follows:

Beginning at a point in the southeasterly margin of Marlborough Avenue at its intersection with the westerly margin of an alley; thence along said Avenue, southwesterly 55.26 feet to a point; being 94.74 feet northeasterly from the intersection of Marlborough Avenue and Love Circle; thence southeasterly along a curve 134.2 feet (by actual field measurement 126.5 feet) to a point in the line between Lots Nos. 115 and 116; thence with the line between said lots, easterly 55.15 feet to a point in the westerly margin of a 12 foot alley; thence along the westerly margin of said alley, northwesterly 165 feet more or less to the point of beginning.

Being the same property conveyed to Genevieve Jewell, unmarried by Warranty deed from Daniel J. Box and wife, Brittney L. Box of record in Instrument No. 20120904-0079452 Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on September 4, 2012.

Genevieve Jewell is now known as Genevieve Jewell Thompson and has since married. Tyler Thompson joins in this instrument to convey any marital interest he has in said property.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Easement as contained in Deed of record in Book 3571, Page 577, in the Register's Office for Davidson County, Tennessee.
- General Permit to Southern Bell Telephone and Telegraph company of record in Book 2249, Page 409, in the Register's Office for Davidson County, Tennessee.
- Ingress and egress easement of record in Book 10281, Page 449, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3205 Marlborough Ave, Nashville, Tennessee 37212**.

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 the 30th DAY OF SEPTEMBER, 2019.

Genevieve Jewell Thompson

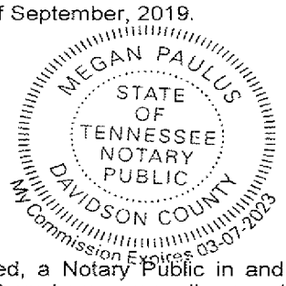
Tyler Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

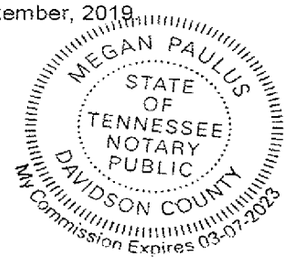


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of September, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)