BOOK 36

WARRANTY DEED

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

Affiant

Subscribed and sworn to me on October 18, 2019.

NOTARY PUBLIC

My Commission Expires: 9-7-21

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32955

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Felix Z. Wilson, III Jody Inman Wilson 7544 Rolling River Parkway Nashville, TN 37221	SAME AS NEW OWNERS	141-11-0A-43.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Lovelace and Lauren Lovelace, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Felix Z. Wilson, III and Jody Inman Wilson, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 184 on the Plan of Rolling River Estates, Phase IV as of record in Book 5200, Pages 184 and 185, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being all the same property conveyed to John Lovelace and Lauren Lovelace, husband and wife, by Warranty Deed dated July 13, 2016 and recorded July 14, 2016, from Demelza Lisowski and David Lisowski, wife and husband, of record in Instrument No. 20160714-0072145, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions, and Restrictions in instrument of record in Book 4892, Page 689 and made applicable in Book 5463, page 238, said Register's Office.
3. Charter of Rolling River Homeowners' Association Inc. of record in Book 4892, Page 671 and amended in Book 8276, Page 552, said Register's Office.
4. Sanitary Sewer Easement of record in Book 10766, Page 44, said Register's Office.
5. By-Laws of said HOA of record in Book 4892, Page 679 and made applicable in Book 5463, Page 238, said Register's Office.

Karen Johnson Davidson County
Batch# 302829 DEEDWARR
10/18/2019 03:24:31 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20191018-0107117

This property is also known as improved property located at 7544 Rolling River Parkway, Nashville, TN 37221.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 12 day of October, 2019.

John Lovelace

Lauren Lovelace

STATE OF TENNESSEE, COUNTY OF Shelby

On October 12, 2019, before me personally appeared John Lovelace and Lauren Lovelace to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on October 17, 2019.

TAMMY HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

NOTARY PUBLIC

My Commission Expires:

My Commission Expires:
February 17, 2020