Karen Johnson Davidson County
Batch# 342584 DEEDWARR
01/13/2020 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $584.60
20200113-0004520

# WARRANTY DEED

STEVEN T MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2021

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-9-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jeff Michael Lloyd | FOM BANK | 086 14 0A 202.00 |
| (NAME) | (NAME) | |
| 266 Meandering Dr. | 50 FRANKLIN ST. | |
| (ADDRESS) | (ADDRESS) | |
| Lebanon, TN 37090 | CLARKSVILLE, TN 37040 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten 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, WE, Bryan T. Ayers, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeff Michael Lloyd, an unmarried man, 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 Unit No. 202, on the Plan of Hermitage Meadows Subdivision, Stage Three, a Planned Unit Division, of record in Book 6250, page 300, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan T. Ayers from Graham Baker, Jr., Executor of the Estate of John L. Cail by Deed dated November 14, 2019 and recorded November 18, 2019 of record in Instrument No. 20191118-0118539, Register's Office, Davidson County, Tennessee.

Described property is/was not the residence of the grantor herein.

Subject to any and all matters and notes on plat of record in Book 6250, Page 300, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6034, Page 365, amendment in Instrument No. 20170210-0013943 and as corrected by Scrivener's Affidavit of record in Instrument No. 20170320-0026618, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 202 Thistle Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 hand this 10th day of January, 2020.

Bryan T. Ayers

STATE OF TENNESSEE

COUNTY OF Robertson

On this 10th day of January, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bryan T. Ayers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public

# True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022