WARRANTY DEED

Karen Johnson Davidson County
Batch# 356179 DEEDWARR
02/10/2020 03:46:38 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20200210-0015236

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-26-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Terese S. Oliver	Terese S. Oliver	Parcel ID: 080 08 0 068.00
(NAME) 300 Hampton Station Road	(NAME) 300 Hampton Station Road	
(ADDRESS) Clarksville, TN 37040	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Daniel W. Love and Rosemary N. Love, husband and wife, as joint tenants**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terese S. Oliver, a married woman**, 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 Lot No. 229 on the Plan of Bordeaux Gardens, Section 1, as of record in Book 3300, Page 91, and as revised and corrected in Book 3648, Page 217, and in Book 3671, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel W. Love, an unmarried man by Warranty Deed from Charles Caudell and wife, Stephanie Caudell, Marc Conlon, an unmarried man dated April 15, 2002 and recorded April 18, 2002 as Instrument No. 20020418-0048160, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Daniel W. Love & Rosemary N. Love, husband and wife, as joint tenants by Quit Claim Deed from Daniel W. Love & Rosemary N. Love, husband and wife dated July 26, 2006 and recorded August 15, 2006 as Instrument No. 20060815-0100168, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-NC-20-1496

unimproved ☐
This is improved ☒ property, known as 1496 Dolan Rd., Nashville, TN 37218

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 our hands this 5th day of February 2020

Daniel W. Love

Daniel W. Love

Rosemary N. Love

Rosemary N. Love

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Daniel W. Love and Rosemary N. Love, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of February, 2020.

Arbunes Collins

Notary Public

My Commission Expires: 1 - 4 - 2021

(SEAL)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON