Karen Johnson Davidson County
Batch# 357494 DEEDWARR
02/12/2020 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $484.70
20200212-0016260

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1040TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of February, 2020.

Notary Public

My Commission Expiration: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Raymond Sharp Loftus 3311 Chesapeake Cir. Nashville, TN 37207	SAME AS NEW OWNER.	050 10 0 108.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marinela Lautt, Marrried** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymond Sharp Loftus, unmarried** 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:

Property known as 3311 Chesapeake Cir. Nashville, TN 37207, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 60B on the plan of Zone Lot Division Lots 8-11, 35-37, 54-62, Section Three, Chesapeake Homes, of record in Book 5200, page 640, as amended in Book 5200, Page 770, Register's Office for said County.

Said Lot No. 60B fronts 31.00 feet on the easterly margin of Chesapeake Circle and extends back 135.69 feet on the southerly line and 129.66 feet on the northerly line to a dead line in the rear, measuring 50.50 feet thereon.

Being the same property conveyed to Marinela Lautt, by deed from 1 Public Homes, LLC, dated 05/18/2018 filed and recorded 05/21/2018 of record in Instrument No. 20180521-0048281 said Register's Office.

The above referenced property is not the primary residence of the Grantor.

Tax Map and Parcel ID is as follows 050 10 0 108.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3311 Chesapeake Cir., Nashville, TN 37207

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 unemcumbered, 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 7th day of February, 2020.

Marinela Lautt

Marinela Lautt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2020, before me personally appeared **Marinela Lautt**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of February, 2020.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

LTE File No.: 20-1040TN

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shelly M. Walling,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

