WARRANTY DEED

Karen Johnson Davidson County
Batch# 388068 **DEEDWARR**
04/20/2020 11:31:36 AM 2 pgs
Fees: $13.00 Taxes: $2,475.30

20200420-0041066

B-ELAM-20-1439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $669,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: January 8, 2024

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

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)
Edward Lohmann	SWBC	
(NAME)	(NAME)	
1439 14th Ave	9311 San Pedro Avenue #100	**105-05-0X-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	San Antonio, TX 78216	
(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, **MICHAEL ANTHONY MALONE AND AMELIA MARIE MALONE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWARD LOHMANN, 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, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1439 4th Avenue South Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151204-0122703 and Affidavit of Scriveners record in 20151113-0115667 and Corrected in Instrument No. 20151208-0123218 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Anthony Malone and Amelia Marie Malone, husband and wife by Warranty deed from James M. Blankinship, a married man of record in Instrument No. 20161108-0118254 Register's Office for Davidson County, Tennessee, dated November 01, 2016 and recorded on November 08, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 123, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151204-0122703 and Corrected in 20151208-0123218 and 2015113 -0115667, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, Book 5527, Page 631 and Book 6236, Page 263, 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: **1439 14th 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 10th DAY OF APRIL, 2020.

Michael Anthony Malone by Adam Jefferson, Attorney in Fact

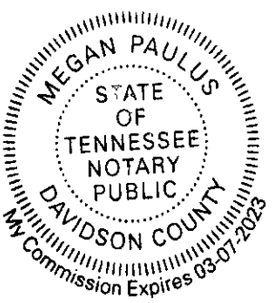
Amelia Marie Malone by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL ANTHONY MALONE AND AMELIA MARIE MALONE, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL ANTHONY MALONE AND AMELIA MARIE MALONE.

Witness my hand and official seal, this the 10th of April, 2020.

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



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212