This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20-7226

Karen Johnson Davidson County
Batch# 428527 DEEDWARR
06/30/2020 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $913.53
20200630-0070695

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $246,900.00.

Affiant

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 26th day of June, 2020.

Notary Public
My Commission Expires: 10/2/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Priscilla Tibbs 552 Griffin Circle Hermitage, TN 37076	New Owner	064-16-0E-067.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael A. Lovins, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Priscilla Tibbs, a single woman, as sole owner**, hereinafter called the Grantee(s), his/her/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 all of Unit No. 67, in Building 18, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 200610250132473 and amended in Instrument No. 200611060137656, and as amended in Instrument No. 20071105013490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Lovins by Warranty Deed from Phillips Builders, LLC, a Tennessee limited liability company, dated September 17, 2009, recorded September 24, 2009, of record in Instrument No. 20090924-0088939, Register's Office for Davidson County, Tennessee.

This is improved property located at: **552 Griffin Circle, Hermitage, TN 37076**

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20061025-0132473 (Exhibit A), in the Register's Office of Davidson County, Tennessee.
Charter recorded at Instrument No. 20061026-0133179, in the said Register's Office.
Easements of record at Instrument No. 20151130-0120249, as recorded in the said Register's Office.
Common Elements, Open Space, Common Area of recording Instrument No. 20061106-0137657, in the said Register's Office.
Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Instrument No. 20061025-0132473, as amended at 20061106-0137656 and 20071105-0130490 in the Register's Office including all exhibits attached thereto and incorporated therein by reference and /or any instrument creating the estate or estates hereby insured as shown on Schedule A hereof, and any other allied instrument referred to in and aforesaid instruments.

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2020.

GRANTOR:

Michael A. Lovins

STATE OF Ohio
COUNTY OF Warren

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael A. Lovins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2020.

Notary Public
My Commission expires: 4/23/22

NOTARY PUBLIC STATE OF OHIO

BRITTANY N. BREWER
Notary Public, State of Ohio
My Commission Expires
April 23, 2022

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21