Karen Johnson
Batch# 439100
07/16/2020 12:10:52 PM
Fees: $13.00 Taxes: $1,369.00

Davidson County
DEEDWARR
2 pgs

20200716-0078079

WARRANTY DEED

G-KW-20-7317

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

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)
John Lawless, II and Cinzia Lawless	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
7317 Olmsted Drive	4410 N. Ravenswood Ave.	**155-08-0E-007.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Chicago, IL 60640	
(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, **SHANNA LYNN WILONS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN LAWLESS, II AND CINZIA LAWLESS, HUSBAND AND WIFE,** 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 Lot No. 7 on the Plan of Final Plat Resubdivision Bellevue Highlands Phase 1 of record in Plat at Instrument No. 20010202-0010398, 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 Matthew R. Creekmore and Jessica O. Creekmore, husband and wife by Warranty deed from Bimal K. Chaterjee and Lily Chaterjee, husband and wife of record in Instrument No. 20140506-0038393 Register's Office for Davidson County, Tennessee, dated May 01, 2014 and recorded on May 06, 2014.

Being the same property conveyed to Shanna Lynn Wilons, an unmarried woman by Warranty deed from Matthew R. Creekmore and Jessica O. Creekmore, husband and wife of record in Instrument No. 20190822-0084253 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 22, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Boundary Plan of record in Plat Book 9700, Page 955, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20010202-0010398, 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 Book 11592, Page 670 and amended in Instrument No. 20101104-0088413, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11592, Page 707, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deeds conveying open spaces of record in Instrument Number 20010924-0102911 and Instrument No. 20020506-0054929, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 11509, Page 615, 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: **7317 Olmsted Drive, Nashville, Tennessee 37221**.

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 14th DAY OF JULY, 2020.

Shanna Lynn Wilons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNA LYNN WILONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of July, 2020.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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