(1)

WARRANTY DEED

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lyndsey Aliah	Bank of England	081-16-0-C-007.00 CO
(NAME)	(NAME)	
1008 Jackson Street	PO Box 3490	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Little Rock, AR 72203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Matt W. Lonsway, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lyndsey Aliah, a married woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit 107 on the plat of Park Place Court Subdivision, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070420-0047604, amended in Instrument No. 20070427-0050429, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matt W. Lonsway by Warranty Deed from Bradley L. Bohn, unmarried, dated April 9, 2018, of record in Instrument No. 20180514-0046049, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1008 Jackson Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 768690 **DEEDWARR**
12/07/2021 08:44:09 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20211207-0161717

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; All matters appearing on the plat of record in Instrument No. 20060419-0044909; All matters shown in Declaration of Covenants, Conditions and Restrictions, Plat, Bylaws and all exhibits thereto, of record in Instrument No. 20070420-0047604 and as amended in Instrument No. 20070427-0050429; Articles of Incorporation/Charter of record in Instrument No. 20070430-0051125; Easement for water mains of record in Book 1755, page 324; Stormwater Detention Agreement of record in Instrument No. 20060308-0027165; Conveyance of common area of record in Book 20070508-0055160; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 30 day of November, 2021.

Matt W. Lonsway

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Matt W. Lonsway, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of November, 2021.

Notary Public
My Commission Expires: _____

File No.: 35418

