WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/06 13:56 2 pgs
Fees:13.00 Taxes:1288.45

20060829-0106785

21933

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,230.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 28th DAY OF August, 2006.

(Affix Seal) Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Johnny Loveless and wife, Judy Loveless	NEW OWNER	
625 Dorshire Lane		Map and Parcel 142-16-A-49.00CO
Nashville, TN 37221		

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, CATHERINE S. GARRETT, unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto JOHNNY LOVELESS AND WIFE, JUDY LOVELESS, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

BEING Lot No. 49, as shown on the plat of Devon Park, Phase II, a Planned Unit Development of record in Book 6250, page 432, in the Register's Office for Davidson County, Tennessee, reference being made for a more particular description therein.

BEING the same property conveyed to Samuel Jonathan Garrett and wife, Catherine S. Garrett, by Warranty Deed from Betty Kirshner, a widow, now unmarried, of record in Instrument No. 20040305-0025337, Register's Office for Davidson County, Tennessee. The said Samuel Jonathan Garrett having conveyed his interest in said property to Catherine S. Garrett by Quitclaim Deed of record in Book 20060208-0015400, said Register's Office.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 142-16-A-49.00 CO.
b. All matters appearing on the Plan of Devon Park Subdivision, Phase II, of record in Plat Book 6250, page 432, Register's Office for Davidson County, Tennessee.
c. Restrictive Covenants of record in Book 6541, page 542; Book 6967, page 156; and Book 7206, page 328, Register's Office of said County, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
d. Charter of record in Book 7372, page 862, Register's Office for Davidson County, Tennessee.
e. By-Laws of record in Book 8276, page 53, said Register's Office.
f. Easement of record in Book 6145, page 252, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 625 Dorshire Lane, 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 the GRANTOR(S), does covenant with the said GRANTEE(S) that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and assigns, 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 28th day of August, 2006:

Catherine S. Garrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named CATHERINE S. GARRETT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 28th day of August, 2006.

Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009