(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/07 11:43 2 pgs
Fees:13.00 Taxes:506.53

20070727-0089452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/22/09

(AFFIX SEAL)

LAURA WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris J. Evans	American Brokers Conduit, ISAOA, ATIMA	15007007700
(NAME)	(NAME)	
3217 New Towne Road	538 Broad Hollow Road	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Melville, NY 11747	
(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, WE, Dennis C. Lovett and wife, Sue Lovett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doris J. Evans, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 74 on the Plan of Towne Village of the County, Section One, of record in Book 5200, Pages 55 and 56, Register's Office for said County, to which reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Dennis C. Lovett and wife, Sue Lovett, by deed of record in Instrument No. 20011212-0137188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Dennis C. Lovett and Sue Lovett by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070727008945O in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3217 New Towne Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 24th day of July, 2007.

Dennis C Lovett by Carolyn Adcock Atty In Fact

Dennis C. Lovett by Carolyn Adcock, his attorney in fact

Sue Lovett by Carolyn Adcock Atty In Fact

Sue Lovett , by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of July, 2007, before me personally appeared Carolyn Adcock , the person who executed the foregoing instrument on behalf of Dennis C. Lovett and Sue Lovett and who acknowledged that she executed the same as the free act and deed of the said Dennis C. Lovett and Sue Lovett, through Power of Attorney granted her by the said Dennis C. Lovett and Sue Lovett.

Witness my hand and official seal at Nashville, Tennessee this 24th day of July, 2007.

Commission expires: 5-2-2011

KRYSTN I. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Krystn I. Hedges
Notary Public

My Commission Expires MAY 2, 2011