RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/07 09:18 2 pgs
Fees:13.00 Taxes:1024.90
20071003-0117762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/22/2010

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Loveless and wife Sandra B. Cea-Loveless	NEW OWNER	
(NAME) 1817 6th Ave. North	(NAME)	Map 81-8
(ADDRESS) Nashville, TN 37208	(ADDRESS)	Parcel 227
(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, **TRUST DEVELOPMENT, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT LOVELESS AND WIFE SANDRA B. CEA-LOVELESS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Being parts of Lots Nos. 446 and 444 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office of Davidson County. Said parts of said Lot Nos. 446 & 444 begin on the westerly margin of Sixth Avenue North, formerly High Street, 25 feet north of the northwest corner of said Sixth Avenue and an alley; thence with the westerly margin of said avenue northwardly 37 1/2 feet; thence westwardly in a straight line 127 1/2 feet more or less, to a point on the easterly margin of an alley; thence with the easterly margin of said alley, southerly 26 feet, more or less to a point 25 feet north of the first mentioned alley; thence easterly and parallel with said alley 137 feet, more or less to the beginning.

Being the same property conveyed to Trust Development, LLC, by deed from James B. Creason and Jeremy Gearheart, as tenants in common, dated 06/01/06, recorded 06/07/06, in Instrument No. 20060607-0067386, SAID Register's office. Also see WD in Instrument No. 20060407-0040736, SAID Register's office.

This conveyance is subject to (a) 2007 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1817 6th Avenue North, Nashville, TN 37208

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.

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

Trust Development, LLC

By:

Title President

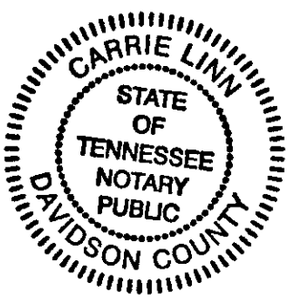
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority of the state and county mentioned, personally appeared, James B. Cross with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of **Trust Development, LLC**, the within named bargainor, a limited liability company, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as President.

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

Commission expires:
5/24/08



Carrie Linn

Notary Public