WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100050902 DEEDWARR
Recvd: 08/17/10 09:34 2 pgs
Fees:13.00 Taxes:102.95
20100817-0064810

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,825.00

Tarrick D Love
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2010.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tarrick D Love (NAME)	Same (NAME)	08108042200
1709 B 5th Ave N (ADDRESS)	(ADDRESS)	
Nashville TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100740

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, Mark Tanzer**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tarrick D Love and wife, Tanisha Hart-Love**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the Northerly 37-1/2 feet of Lot No. 212 on the Plan of North Nashville Real Estate Company, as shown on plat of record in Plat Book 21, page 105, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot 212 fronts 37-1/2 feet on the Westerly side of the 6th Avenue North, formerly High Street, and runs back between parallel lines 175 feet to an alley.

BEING all of the same property conveyed to Mark Tanzer and Calvin Harrison by Warranty Deed from Danny D. Blackshear and wife, Lisa a. Blackshear, dated September 5, 2008 and filed of record in Instrument 20080915-0093981, Register's Office for Davidson County, Tennessee. The said Calvin Harrison conveyed his interest in subject premises to Mark Tanzer by Quitclaim Deed dated June 12, 2009 and filed of record in Instrument 20090616-0056026, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1711 6th Ave N, Nashville, TN 37208

(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 I do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of August, 2010.

Mark Tanzer

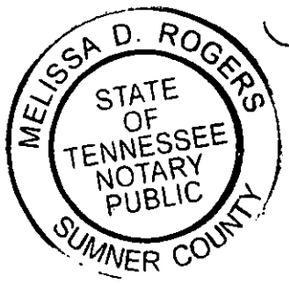
STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 12th day of August, 2010.

Commission expires: 4/23/2013



Notary Public