WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110010991 DEEDWARR
Recvd: 02/23/11 11:09 2 pgs
Fees:13.00 Taxes:1465.20

20110223-0014776

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of February, 2011

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Pursley	New Owner	08116069200
(NAME)	(NAME)	
1906 10th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **James E. Looper, Jr. married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer Pursley**, 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:

Being part of Lot 28 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and being the southerly part of Lot No. 1 on a map showing the Subdivision of Lot 23 made June 21, 1922 prepared by Earl Drake, County surveyor, not of record, described as follows:

Beginning at the northeast corner of 10th Avenue South, formerly Glendale Avenue, and a 20 foot alley, being the southwest corner of said lot No.1; thence with the easterly margin of said Avenue, northerly 60 feet; thence at right angles easterly 55 feet to the line between Lots Nos. 1 and 2; thence with said line; southerly 51.5 feet to the northerly margin of said alley; thence with the northerly margin of said alley, westerly 56.62 feet the beginning.

Being the same property conveyed to James E. Looper, Jr. married by Warranty Deed from Gigi Gaskins, unmarried dated July 28, 2006 and recorded in Instrument No. 20060810-0098562, in the Register's Office of Davidson County, Tennessee.

Anastasia B. Looper, spouse of James E. Looper, Jr., joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1906 10th Avenue South, Nashville, TN 37203

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, has 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 **18th** day of **February, 2011**

James E. Looper, Jr.

Anastasia B. Looper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **James E. Looper, Jr. and** Anastasia B. Looper, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **February, 2011**

Notary Public

My commission expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON