WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110065249 DEEDWARR
Recvd: 10/19/11 09:08 2 pgs
Fees:13.00 Taxes:896.51
20111019-0081190

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,300.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2011
Notary Public
MY COMMISSION EXPIRES: 5-4-15
(AFFIX SEAL)

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Justin D. Morris	Acopia, LLC dba Accurate Mortgage	08306024800
(NAME)	(NAME)	
716 Setliff Place	306 Northcreek Blvd., Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Goodlettsville, TN, 37072	
(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, **Rebecca A. Loveland**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Justin D. Morris**, unmarried 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. 15 on the plan of Olivia W. Sharpe's Addition to Nashville, of record in Book 332, Page 17, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rebecca A. Loveland, married, by Warranty Deed from Margaret Seigenthaler Dickens and husband, Donald Gene Dickens, dated March 2, 2000 and filed of record on March 6, 2000 in Instrument Number 200003060021912, Register's Office of Davidson County, Tennessee.

The subject property was never used as the principal residence or her spouse.

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 716 Setliff Place, Nashville, TN 37206

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 **7th** day of **October, 2011**

Rebecca A. Loveland

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Rebecca A. Loveland**, 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 **7th** day of **October, 2011**

Notary Public

My commission expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY