return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of June, 2012 Notary Public MY COMMISSION EXPIRES 6-3-15 (AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Thomas Harper	CASH	103-03-0
(NAME)	(NAME)	
5103 Dakota Avenue		090.00
(ADDRESS)	(ADDRESS)	
Nashville, TN	, ,	
(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, **Blanche E. Love**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dan Thomas Harper**, 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 the westerly 50 feet of the westerly 250 feet of the northerly 150 feet of Block No. 19 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition as of record in Book 421, Page 18, Register's Office for said County.

Said part of said Block No. 19 fronts 50 feet on the southerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jess W. Love and wife, Blanche S. Love, by deed from A.O. Morton and wife, Geraldine Morton, dated 11/4/47 of record in Book 1539, Page 467, Register's Office of Davidson County, Tennessee.
The said Jess W. Love having since died on _____, leaving spouse as surviving tenant by the entirety.

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 5103 Dakota Avenue, Nashville, TN

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,

BILL GARRETT, Davidson County
Trans:T20120046784 DEEDWARR
Recvd: 06/25/12 14:11 2 pgs
Fees:13.00 Taxes:814.00
20120625-0055568

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 **14th** day of **June, 2012**

Blanche E. Love by Deborah D. Boyd As Attorney in Fact

Blanche E. Love by Deborah D. Boyd, As Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared **_Deborah D. Boyd** , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **_Blanche E. Love____** , and who acknowledge that he/she executed the same as the free act and deed of the said **_Blanche E. Love** _____ , by virtue of a Power of Attorney, duly executed and appearing of record in Instrument no. 20120625-0055567 , said Register's Office.

WITNESS my hand and official seal at __DAVIDSON_____ , Tennessee this 14th day of June, 2012

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY

MY COMMISSION EXPIRES: 5-4-15