BILL GARRETT, Davidson County
Trans:T20120096727 DEEDWARR
Recvd: 12/18/12 14:29 3 pgs
Fees:18.00 Taxes:310.80
20121218-0116551

2.16

Prepared By & Return To:
Tennessee Title Services, LLC
131 Saundersville Rd, Suite 212
Hendersonville, TN 37075
12-0248HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of November, 2012.

Notary Public
Commission Expires: 4/23/2014

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2014

Address of New Owner	Send Tax Bills To:	Map & Parcel
Benjamin S. Mitchell P.O. Box 50342 Nashville, TN 37205	New Owner P.O. Box 50342 Nashville, TN 37205	136-14-060

WARRANTY DEED

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,

Gary Lovellette heir at law of Norman L. Lovellette and wife, Wilma B. Lovelletteand Keith Lovellette and Scott A. Lovellette and Michelle L. Lee devisees of Curtis Ray Lovellette

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin S. Mitchell

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 the 31st Councilmanic District of Davidson County, Tennessee, being Lot No. 138 on the Plan of Castlegate, Section 1, as of record in Book 4460, Page 115, said Register's Office.

Being the same property conveyed to Norman L. Lovellette and wife, Wilma B. Lovellette by Warranty Deed from K & W, Inc. dated 6/2/75 and recorded 6/4/75 in Book 4918, Page 596, as corrected by Instrument of Correction dated 10/12/78 and record 11/13/78 in Book 5362, Page 960, Register's Office for Davidson County, Tennessee. Norman L. Lovellette having since died September 30, 2000. Wilma B. Lovellette having since died March 3, 2007. Heirs at Law being Gary Lovellette and Curtis Ray Lovellette, Curtis Ray Lovellette having since died July 12, 2011, his Estate being probated under Docket 11P-1331 filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) on September 6, 2011, devisees being Keith Lovellette, Scott A. Lovellette and Michelle L. Lee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 645 Lake Terrace Drive, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of November, 2012.

Gary Lovellette

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary Lovellette** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 16th day of November, 2012.

Notary Public
My Commission Expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

Keith Lovellette

Scott A. Lovellette

Michelle L. Lee

STATE OF Massachusetts
COUNTY OF Berkshire

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith Lovellette, Scott A. Lovellette, Michelle L. Lee** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pittsfield, MA on this 16 day of November, 2012.

Notary Public
My Commission Expires: _____

DARREN M. LEE
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 24, 2013

DARREN M. LEE
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 24, 2013