WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045887 DEEDWARR
Recvd: 06/03/13 12:44 2 pgs
Fees:13.00 Taxes:2220.00
20130603-0055612

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Morello	Lipscomb University	
(NAME)	(NAME)	
830 Overton Ln.	3901 Granny White Pk.	131-11-13
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **NELL C. POTTS, TRUSTEE OF THE NELL C. POTTS REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL D. MORELLO, MARRIED,** 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. 40 on the Plan of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's office for said County.

Said Lot No. 40 fronts 125 feet on the east side of Belmont Park Terrace and runs back between lines, 380.8 feet on the north line and 315.3 feet on the south line which is a broken line to a dead line in the rear on which it measures 190 feet.

Being the same property conveyed to Nell C. Potts, Trustee of The Nell C. Potts Revocable Living Trust by Quitclaim Deed from Nell C. Potts dated June 18, 2002 of record in Instrument No. 20020618-0073723, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 2133, pages 81 and 82, said Register's Office; and (c) restrictive covenants of record in Book 2249, page 184, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4530 Belmont Park Terrace, Nashville, TN 37204

(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 we do 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 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 my hand this 31st day of May, 2013.

The Nell C. Potts Revocable Living Trust

By: Nell C. Potts, Trustee
Nell C. Potts, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Nell C. Potts with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Nell C. Potts revocable Living Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 31 day of May, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017