Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Shahzad Safdar, Trustee
1101 18th Ave. South, Unit 505
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

BILL GARRETT, Davidson County
Trans:T20130052812 DEEDWARR
Recvd: 06/21/13 14:03 3 pgs
Fees:18.00 Taxes:760.35
20130621-0063987

MAP	**104-4**
GROUP	**E**
PARCEL	**505CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **R. Francene Kavin, Successor Trustee, John Lovecchio Family Trust,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Shahzad Safdar, Trustee, of the Revocable Living Trust Agreement u/a/d 11/1/2010,** hereinafter called the GRANTEE, his 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 Unit No. 505, 1101 Eighteenth Avenue, South, as shown in Master Deed of record in Instr. 20060807-0096688, re-recorded in Instr. 20060817-0101760, amended in Instr. 20090624-0058837, Register's Office, Davidson County, Tennessee.

Parking space No. 41 is included as an appurtenance to this Unit. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to John Lovecchio, by deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, of record in Instr. 20080501-0044522, Register's Office for Davidson County, Tennessee. John Lovecchio is now deceased; this property passed to the Trustee per Testimentary Trust contained in decedent's Last Will & Testament (Probated Williamson County P-09-5430).

Janis Lovecchio, widow of John Lovecchio, joins in this conveyance to transfer any right, title or interest she may have in subject property.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1101 18th Ave. South, Unit 505, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **19th** day of **June, 2013.**

R. Francene Kavin, Successor Trustee, John Lovecchio Family Trust

Janis Lovecchio

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $205,500.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of June, 2013.

NOTARY PUBLIC

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, R. Francene Kavin,, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Successor Trustee, John Lovecchio Family Trust, and that as said Successor Trustee she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of June, 2013.

M L Hickernell
NOTARY PUBLIC

My Commission Expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Janis Lovecchio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of June, 2013.

M L Hickernell
NOTARY PUBLIC

My Commission Expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.