Box 14
File #25178-3

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$90,000.00.** Affiant Subscribed and sworn to before me, this the 26th day of July, 2013. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nancy G. Evans	**Regions Bank d/b/a Regions Mortgage**	**Map 161-11-0-A parcel 075-00CO**
427 Huntington Ridge Drive	**2050 Parkway Office Circle**	
Nashville, TN 37211	**Birmingham, AL 35244**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dorothy C. Love, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy G. Evans

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 Unit No. 75, on the Plan of Huntington Ridge Townhouses, a Planned Unit Development, of record in Book 4675, Page 9, revised in Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tommie W. Love and wife, Dorothy C. Love, by Deed from Tyra E. Neftzger, a married man, dated January 24, 2003, of record in Instrument No. 20030210-0018285, Register's Office for Davidson County, Tennessee. The said Tommie W. Love having since died on September 22, 2011, and title vested in Dorothy C. Love as surviving tenant by the entirety.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Dorothy C. Love, pursuant to a Power of Attorney executed by same on the 24th day of July, 2013, of record in Instrument No. 20130802-0080680, Register's Office for Davidson County, ennessee.

This is improved (X) Unimproved (____) property, known as **427 Huntington Ridge Drive , Nashville, TN 37211**

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 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/our hand(s) this **26th** day of **July, 2013.**

Dorothy C. Love

Dorothy C. Love

By: by Atty in fact

William W. Love, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130066168 DEEDWARR
Recvd: 08/02/13 09:10 2 pgs
Fees:13.00 Taxes:333.00

20130802-0080681

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named William W. Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Dorothy C. Love, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Dorothy C. Love for the purpose therein contained, by signing the name of Dorothy C. Love by himself as Attorney-In-Fact.

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

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY