BILL GARRETT, Davidson County
Trans:T20130093588 DEEDWARR
Recvd: 11/01/13 10:49 2 pgs
Fees:13.00 Taxes:1128.50
20131101-0113464

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13100038

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31462
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2013.

Notary Public
My Commission Expires:

My Commission Expires Oct 9, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chase Ryan Brown 1817 6th Ave N Nashville TN 37208	Home Mortgage of America Inc. 1800 International Park Dr. Suite 100 Birmingham, AL 35243	Tax Parcel ID No. 08108022700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Loveless and wife, Sandra B. Cea-Loveless** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chase Ryan Brown**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being parts of Lots Nos. 446 and 444 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office of Davidson County. Said parts of said Lot Nos. 446 & 444 begin on the Westerly margin of Sixth Avenue North, formerly High Street, 25 feet North of the Northwest corner of said Sixth Avenue and an alley; thence with the Westerly margin of said avenue Northwardly 37 1/2 feet; thence Westwardly in a straight line 127 1/2 feet more or less, to a point on the Easterly margin of an alley; thence with the Easterly margin of said alley, Southerly 26 feet, more or less to a point 25 feet North of the first mentioned alley; thence Easterly and parallel with said alley 137 feet, more or less to the beginning.

Being the same property conveyed to Robert Loveless and wife, Sandra B. Cea-Loveless by Warranty Deed from Trust Development, LLC, recorded on the 3rd day of October, 2007 in Instrument No. 20071003-0117762, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY PLAN, as recorded in Plat Book 21, Page(s) 105.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1817 6th Ave N Nashville TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of October, 2013.

Robert Loveless

Sandra B. Cea-Loveless

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Loveless and Sandra B. Cea-Loveless, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of October, 2013.

Notary Public

My Commission Expires: 3/22/2015

NOTARY PUBLIC STATE OF TEXAS
SANDRA R HOCKO
My Commission Expires
March 22, 2015