BILL GARRETT, Davidson County
Trans:T20140028720 DEEDWARR
Recvd: 04/28/14 11:47 2 pgs
Fees:13.00 Taxes:701.78
20140428-0035434

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $189,670.00

Heather Risley
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF APRIL, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6758P TILLOTSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Tillotson and Karissa Tillotson		161100A18700CO
5029 English Village Drive		
Nashville, TN 37211		

FOR AND 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,

CHRISTOPHER WILLIAM LOVINGOOD AND OLENA LOVINGOOD

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

MICHAEL TILLOTSON AND KARISSA TILLOTSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5029 English Village 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 25th day of April, 2014.

Christopher William Lovingood
Christopher William Lovingood

Olena Lovingood by Christopher
Olena Lovingood by Christopher William Lovingood, attorney-in-fact
William Lovingood, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 25th day of April, 2014, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Christopher William Lovingood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Olena Lovingood for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Olena Lovingood.

Witness my hand and official seal at Franklin, Tennessee

Notary Public_____
My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Christopher William Lovingood, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of April, 2014.

Notary Public_____
My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

14-6758P TILLOTSON

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 152, PLAN OF VILLAGES OF BRENTWOOD, PHASE TWO, as shown on plat of record in Plat Book 6250, Page 169 as corrected in Book 8484, Page 140, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Christopher William Lovingood and wife, Olena Lovingood by Warranty Deed from REJ Investments, LLC, recorded on the 26th day of March, 2010 in Instrument No. 20100326-0022813, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Christopher William Lovingood and Olena Lovingood pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20140428 0035433, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF BRENTWOOD, PHASE TWO, as recorded in Plat Book 6250, Page(s) 169 as corrected in Book 8484, Page 140.

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6143, Page 11, Book 6398, Page 495 and Book 8507, Page 851, Book 11526, Page 579, and Instrument No. 20000606-0056066.

e. Charter recorded in Book 6158, Page 352.