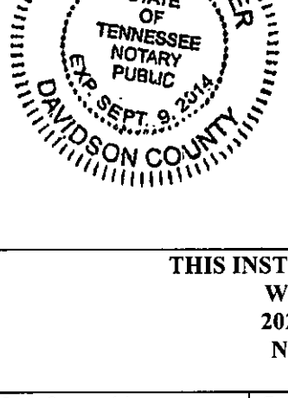
BILL GARRETT, Davidson County
Trans:T20140038946 DEEDWARR
Recvd: 06/03/14 15:32 2 pgs
Fees:13.00 Taxes:3145.00
20140603-0048074

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 27th day of May, 2014.

J. Brandon Miller
Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cathy McCallum	New Owner	
903 Lawrence Ave.		105-13-0-305.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HART-LOVE ENTERPRISES, LLC, A TENNESSEE LIMITED LIABLITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHY MCCALLUM**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the east 40 feet of Lot No. 11 and the west 10 feet of Lot No. 12 on the Map of Waldkirchs' Subdivision of Lots Nos. 8 and 9 of the W.L.B. Lawrence Property of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 50 feet on the southerly side of Lawrence Avenue, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Hart-Love Enterprises, LLC by Deed from Randall C. Morgan and Shelton McElroy of record at Instrument No. 20111012-0079232, Register's Office for Davidson County, Tennessee, dated October 6, 2011 and recorded on October 12, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 903 Lawrence Ave., Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of May, 2014.

Hart-Love Enterprises, LLC, a Tennessee Limited Liability Company

By: _____
Name: Tarrick Love
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tarrick D. Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Hart-Love Enterprises, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2014.

_____
Notary Public

My Commission Expires: 9-9-2014

