RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140047817 DEEDWARR
Recvd: 07/03/14 14:05 2 pgs
Fees:13.00 Taxes:1024.53
20140703-0059024

WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,900.00.

Rachelle Caudill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2014.

NOTARY PUBLIC

My commission expires: 4/17/16

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Flood 1420 Meridian St. Nashville, TN 37207	Everett Financial d/b/a Supreme Lending 14801 Quorum Dr. Ste 300 Dallas, TX 75254	071-11-0-058.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Six Thousand Nine Hundred and 00/100 Dollars ($276,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SIMONE F. LOUGHLIN, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS FLOOD, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of the Old George Scruggs' tract of land and more particularly bounded and described as follows:

Beginning in the center of Meridian Street or Trinity Road, at the Southeast corner of the A.L. Rawls tract; running thence Westwardly 300.0 feet, more or less with Rawl's South line to the Northeast corner of the lot of land conveyed by Overall to C.W. Dews and wife by deed of record in Book 533, Page 156, Register's Office for said county; thence with said Daw's East line Southerly 50.0 feet to the point being the Southwest corner of this lot herein conveyed and the Northwest corner of another lot owned by Cora F. Shane; thence Eastwardly parallel with the South line of the Rawls tract 300.00 feet, more or less to a point in the center of Meridian Street; thence with the center of said street 50.0 feet to the beginning.

Being the same property conveyed to Simone F. Loughlin, by Quitclaim Deed from Jeff G. Lavallee, dated June 17th, 2014, recorded June 27th, 2014, of record in Instrument No. 20140627-0056243, in the Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Jeff G. Lavallee and Simone F. Loughlin, husband and wife, as tenants by the entirety by Special Warranty Deed from JPMorgan Chase Bank, as Trustee, recorded on the 13th day of February, 2007 in Instrument No.

Chase Bank, as Trustee, recorded on the 13th day of February, 2007 in Instrument No. 20070213-0018228, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 1420 Meridian Street, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of June, 2014.

Simone F Loughlin

SIMONE F. LOUGHLIN

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public, Simone F. Loughlin, 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 seal, this the 26th day of June, 2014.

JAMIE R STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My commission expires: 12/21/2014