Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1219

BILL GARRETT, Davidson County
Trans:T20140050687 DEEDWARR
Recvd: 07/15/14 14:06 2 pgs
Fees:13.00 Taxes:1024.90
20140715-0062450

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Randal Rucker and spouse, Andrea Rucker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Reid Lovell**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Subdivision of Lots 80-81 & 82, in West Grove Subdivision of record in Plat Book 547, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Randall Rucker, unmarried by Warranty Deed from Carl C. Evertson, unmarried, dated March 30, 2010, as Instrument No. 20100405-0024815, Register's Office for Davidson County, Tennessee.

Andrea Rucker, spouse of William Randal Rucker, joins in this conveyance to convey any and all marital rights she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3810 Nebraska Avenue, Nashville, TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of July, 2014.

William Randal Rucker

Andrea Rucker

State of Tennessee)
County of Davidson)

On this 14th day of July, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Randal Rucker and Andrea Rucker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 277,000.00.

Affiant

Sworn and subscribed before me on this the 14th day of July, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:
Andrew Reid Lovell
3810 Nebraska Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
104-1-206