BILL GARRETT, Davidson County
Trans:T20140054741 DEEDWARR
Recvd: 07/29/14 12:43 2 pgs
Fees:13.00 Taxes:499.50
20140729-0067323

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-6046

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 135,000 .

Affiant

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF July, 2014.

Notary Public

Commission Expiration: 1-11-17

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Susan Lozanov	Mortgage Investors Group	
6124 Brentwood Chase Dr.	8320 East Walker Springs Ln	11902016900
Brentwood, TN 37027	Nashville, TN 37210	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gregory W. LaFollette and wife, Sionnie M. Lafollette

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan Lozanov and Emmanuel Lozanov, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 103, on the Plan of Barbara Heights, Section 2, of record in Book 3842, Page 270, Register's Office for said County, to which plan reference is hereby for a more complete description.

Being the same property conveyed to Gregory W. LaFollette and wife, Sionnie M. LaFollette from Lauren Stanfield Smith by deed dated 11/28/2011 filed for record on 12/05/2011 in Instrument No. 20111205-0094820 in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 110 Oriel Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 25th day of July, 2014.

Gregory W. LaFollette

Sionnie M. LaFollette

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gregory W. LaFollette and Sionnie M. LaFollette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

Commission Expiration: _____

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY