THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071443** BILL GARRETT, Davidson County Trans:T20140057573 DEEDWARR Recvd: 08/06/14 15:31 2 pgs Fees:13.00 Taxes:1476.30 20140806-0070913	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,000.00. Nicole L Stella Affiant Subscribed and sworn to before me, this 30th day of July, 2014. Notary Public My Commission Expires: 5/8/

ANGELA J. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Desmond McGroarty and Martine McGroarty 4501 Park Avenue Nashville TN 37209	~~New Owner~~ Avenue Bank 111 10th Ave. S. Ste 200 Nashville TN 37203	Tax Parcel ID No. 09116004200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas D. Loveless and Mary E. Loveless, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Desmond McGroarty and Martine McGroarty, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 402, BLOCK 18, CHARLOTTE PARK COMPANY'S ADDITION, as shown on plat of record in Plat Book 57, Page 103, 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 by Quitclaim Deed from Thomas D. Loveless and wife, Mary Loveless to Thomas D. Loveless and Mary E. Loveless, husband and wife as recorded on the 4th day of January, 2013 in Instrument No. 20130104-0001159 and Warranty Deed from Matthew G. Largen and wife, Audrey G. Largen to Thomas D. Loveless and wife, Mary Loveless as recorded on the 8th day of September, 2010 in Instrument No. 20100908-0071319, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK COMPANY'S ADDITION, as recorded in Plat Book 57, Page(s) 103.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4501 Park Avenue Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2014.

Thomas D. Loveless

Mary E. Loveless

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas D. Loveless and Mary E. Loveless, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014