BILL GARRETT, Davidson County
Trans: T20140086963 DEEDWARR
Recvd: 11/18/14 15:30 2 pgs
Fees: 13.00 Taxes: 2186.70

20141118-0106404

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $591,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana D. Love		
(NAME)	(NAME)	
2802 Wroxton Rd.	NEW OWNER	08313051000
(ADDRESS)	(ADDRESS)	
Houston, TX 77005		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SUSAN MASON, UNMARRIED AND KATHY SAWYERS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANA D. LOVE, AN UNMARRIED WOMAN**, 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 10, EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, as shown on plat of record in Plat Book 57, Page 130, 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 Special Warranty Deed from Federal National Mortgage Association to Susan D. Mason, an unmarried woman as recorded on the 27th day of November, 2012 in Instrument No. 20121127-0108638 and Quitclaim Deed from Terry R. Slater, Trustee to Susan Mason and Kathy Sawyers, both unmarried, as tenants in common with rights of survivorship as recorded on the 28th day of December, 2012 in Instrument No. 20121228-0119661, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 57, Page(s) 130, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1518 Shelby Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17th day of November, 2014.

Susan Mason, By: J. Gregory Hardeman, Attorney in Fact

Kathy Sawyers, By: J. Gregory Hardeman, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of November, 2014, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Susan Mason and Kathy Sawyers and acknowledged that he executed the same as the free act and deed of Susan Mason and Kathy Sawyers.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2014.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public