BILL GARRETT, Davidson County
Trans:T20150024258 DEEDWARR
Recvd: 04/02/15 10:24 2 pgs
Fees:13.00 Taxes:2146.00
20150402-0028654

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of March, 2015, by and between Becki C Pickett, and Richard Reed Pickett, a married couple, party of the first part, and Paula Lovell, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 101, together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed and Bylaws of record in Instrument #20060921-00117371, Register's Office, Davidson County, Tennessee; amended By First Amendment to Master Deed of record in Instrument #20061009-0125107, said Register's Office; amended by Second Amendment to Master Deed of record in Instrument #20070601-0065028, said Register's Office; said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot #1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument #20061212-0153243, Register's Office, Davidson County, Tennessee.

Being all or part of the same property conveyed to Becki C. Pickett by virtue of that certain Special Warranty Deed dated August 25, 2011, at Instrument No. 20110829-0066409 in the amount of $445,000.00 in the Register's Office of Davidson County, Tennessee.

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(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Becki C Pickett

Richard Reed Pickett by Becki C Pickett,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Becki C Pickett, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of March, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Becki C Pickett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-In-Fact on behalf of Richard Reed Pickett and acknowledged that she executed the same as the free act and deed of the said Richard Reed Pickett.

WITNESS my hand and official seal at office this 26th day of March, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Paula Lovell

2411 Crestmoor Road
# 101
Nashville, TN 37215

Tax Parcel No 117100B00400CO

Property Address: 2411 Crestmoor Road
# 101
Nashville, TN 37215

MAIL TAX BILLS TO: Paula Lovell

2411 Crestmoor Road, #101

Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $580,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of March, 2015.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY