BILL GARRETT, Davidson County
Trans: T20150024602 DEEDWARR
Recvd: 04/02/15 15:31 2 pgs
Fees: 13.00 Taxes: 784.40
20150402-0029105

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF MARCH, 2015.

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma C. Lovell and Philip E. Lovell, wife and husband	Pinnacle Bank	06116026300
1235 Sunnymeade Drive (ADDRESS)	150 3rd Ave. South, Ste. 900 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ashley Boykin, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Emma C. Lovell and Philip E. Lovell, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 68 OF BLOCK "D" ON THE PLAN OF THE RESUBDIVISION OF SUNNYMEADE, UNIT NO. 1, AND THE SUBDIVISION OF SUNNYMEADE, UNIT NO. 2, OF RECORD IN PLAT BOOK 974, PAGE 56 AND 57, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY BOYKIN, AN UNMARRIED WOMAN BY DEED FROM DONALD T. BUCKLEY AND RONALD J. BUCKLEY AND GREIG B. BUCKLEY OF RECORD IN INSTRUMENT NUMBER 20141217-0115333, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1235 Sunnymeade Drive, Nashville, TN 37216
(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 my/our hand(s) this 30th day of March, 2015.

WARRANTY DEED
(Continued)

Ashley Boykin by Mary Birthright, her Attorney-In-Fact

Ashley Boykin by Mary Birthright, her
Attorney-in-Fact

State of Tennessee
County of Davidson

On this 30th day of March, 2015, before me, a Notary Public, in and for said County and State, personally appeared Mary Birthright, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ashley Boykin, acknowledged that such persons executed the same as the free act and deed of the said Ashley Boykin.

Witness my hand and seal, this 30th day of March, 2015.

Notary Public

MOLLIE SLAYBAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 4-2-18

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072