PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20150048190 DEEDWARR
Recvd: 06/17/15 11:10 2 pgs
Fees:13.00 Taxes:555.00
20150617-0057679

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, David Loyd, unmarried, has this day bargained and sold and does hereby transfer and convey unto Leila D. Vartanian and Cynthia Gayle Davis, both unmarried, as tenants in common with the right of survivorship, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 69 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for Davidson County, Said Lot No. 69 fronts 90 feet on the west side of Blanchard Place and runs back between lines, 200 feet on the north line and 193.53 feet on the south line to a dead line in the rear which is a broken line on which it measures 105.43 feet.

Being the same property conveyed to David Loyd by Deed from David Loyd, Executor of the Estate of Luther Winfield Loyd, deceased, dated 03/20/15, of record in Instrument Number 20150323-0024753, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Luther Winfield Loyd and wife, Lorene E. Loyd by Warranty Deed from E.S. Evans Inc. recorded the 18th of September 1950, of record in Book 1883, Page 405, Register's Office for Davidson County, Tennessee. Lorene E. Loyd having died on the 16th of January, 2003 leaving the property to Luther Winfield Loyd by right of survivorship.

This is improved property known as 214 Blanchard Place, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Leila D. Vartanian and Cynthia Gayle Davis, both unmarried, as tenants in common with the right of survivorship, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 15th day of June, 2015.

David A. Loyd

David Loyd

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared David Loyd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of June, 2015.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leila D. Vartanian
Affiant

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me this 15th day of June, 2015.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires: 3/27/19

Map & Parcel No.: 095-04-0-131.00

Name and address of new owner:
Send tax bills to:
Leila D. Vartanian and Cynthia Gayle Davis
36 Middleton Street
Nashville, TN 37210-2041