BILL GARRETT, Davidson County
Trans: T20150066293 DEEDWARR
Recvd: 08/10/15 13:55 2 pgs
Fees: 13.00 Taxes: 1628.00
20150810-0079732

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of July, 2015, by and between Tarrick D Love and Tanisha Hart-Love, by Tarrick Love, Attorney In Fact, husband and wife,, party of the first part, and Drew Latimer and Jennie Latimer, husband and wife, 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1711 6th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No 20140528-0045928, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Tarrick D. Love and Tanisha Hart-Love by virtue of that certain Warranty Deed dated August 12, 2010, at Instrument No. 20100817-0064810 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), their 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 2015 Davidson County real property taxes, being a lien not yet due and payable and Restrictions of record at Instrument No 20140528-0045928 in the Register's Office for Davidson County, Tennessee; 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), their 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.

Tarrick D Love

Tanisha Hart-Love by Tarrick D. Love
Tanisha Hart-Love, by Tarrick Love, Attorney-in-Fact
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, Tarrick D Love, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of July, 2015.

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 Tarrick D Love, 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 in behalf of Tanisha Hart-Love and acknowledged that he executed the same as the free act and deed of the said Tanisha Hart-Love.

WITNESS my hand and official seal at office this 30th day of July, 2015.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.3.17

Property Owner & Address: Drew Latimer and Jennie Latimer

Tax Parcel No 081084G00100CO

Property Address: 1711A 6th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: Suntrust Mortgage, Inc.
1001 Semmes Avenue.
RVW 5024
Richmond, VA 23224

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 $440,000.00 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 30th day of July, 2015.

Notary Public

My Commission Expires: 01-21-2018

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY