BILL GARRETT, Davidson County
Trans:T20150086780 DEEDWARR
Recvd: 10/12/15 15:14 2 pgs
Fees:13.00 Taxes:1087.80
20151012-0103726

This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Brooke N. Long **505 A Lovell Avenue** **Nashville, Tenn. 37209**	**New Owner**	**091-10-0D-004.00CO**

****

That **Lovell Properties, LLC,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Brooke N. Long,** an Unmarried Woman (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 505 Lovell Place, of record as Instrument No. 20150331-0027559 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lovell Properties, LLC by Warranty deed from Bruce M. Wallenstein and wife, Patricia A. Albrecht of record in Instrument No. 20141201-0109528 Register's Office for Davidson County, Tennessee, dated November 28, 2014 and recorded on December 1, 2014.

This is improved property which bears the address of: 505 A Lovell Avenue, Nashville, Tenn. 37209

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the 18th day of **September, 2015.**

Lovell Properties, LLC

by: _____
Edward G. Michaels, IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Edward G. Michaels, IV,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged himself to be a **Member** of **Lovell Properties, LLC**, the within named bargainor, and as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Edward G. Michaels, IV** as such **Member** and attesting the same.

Witness my hand and official seal at office at Franklin, Tennessee, on this 18th day of **September, 2015.**

_____
Notary Public

Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$294,000.00**.

Sworn to and subscribed before me this 20th day of **September, 2015.**

_____
Affiant

_____
Notary Public

My Commission Expires: 5/6/19

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019