File No.: 15094398

WARRANTY DEED

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-16-18

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150090770 DEEDWARR
Recvd: 10/26/15 10:26 2 pgs
Fees:13.00 Taxes:1517.00
20151026-0108405

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James K. Loftis and Jennifer E. Loftis	James K. Loftis and Jennifer E. Loftis	103 04 0 170.00
(NAME)	(NAME)	
4411 Utah Ave.	P.O. Box 90391	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Estle McCool**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **James K. Loftis and Jennifer E. Loftis, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 6, Block 13, Map of a part of Sylvan Park , according to survey and plat of same appearing of record in Book 332, page 104, in the Register's Office for Davidson County, Tennesee, to which plat reference is hereby made for a more accurate and complete description of said lot, being more particularly described as follows:

Said Lot No. 6 fronts 60 feet on the southerly side of Utah Avenue, formerly 7th Avenue, and runs back between parallel lines, with the easterly margin of 45th Avenue North, formerly 4th Street, 160 feet to an alley.

Being the same property conveyed to Estle McCool and wife, Patricia E. McCool, by Installment Deed dated 11/21/1945 and filed for record on 12/07/1945 in Book 1312, page 224, of the Register's Office of Davidson County, Tennessee. The said Patricia McCool died on 05/27/2008 leaving Estle McCool as the surviving tenant by the entirety.

This conveyance is subject to all matters as set forth per Plat of record in Book 332, page 104, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is ~~unimproved~~ improved property known as: 4411 Utah Ave., Nashville, TN 37209

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 I do covenant with the said GRANTEES that I 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 I 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 hand this 20th day of October, 2015.

Estle McCool

By: Patricia Diane McCool Gober Atty-in-Fact
Patricia Diane McCool Gober, Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Diane McCool Gober, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she is the attorney-in-fact for Estle McCool, and is authorized by him to execute this instrument in his behalf by virtue of an instrument of record in Instrument 20150828-0087308, of the Register's Office of Davidson County, Tennessee.

Witness my hand at office this 20th day of October, 2015.

Notary Public
My Commission Expires: 8/17/19

SHANELLE GOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
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