BILL GARRETT, Davidson County
Trans:T20150104254 DEEDWARR
Recvd: 12/10/15 09:06 2 pgs
Fees:13.00 Taxes:656.75
20151210-0124190

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 4th day of December, 2015, by and between Sean Bethune and Magaela Bethune, husband and wife, party of the first part, and Morris H Love and Renee L Love, husband and wife, party of the second part.

WITNESS: That for and in consideration of One Hundred Seventy Seven Thousand Five Hundred and no/100 Dollars ($177,500.00) 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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 399, ON THE PLAN OF PRIEST LAKE PARK, SECTION 6, OF RECORD IN BOOK 5050, PAGE 22, REGISTER'S OFFICE OF SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Sean Bethune and Magaela Bethune by virtue of that certain Warranty Deed dated December 20, 2012, at Instrument No. 20121221-0118097 and Scrivener's Affidavit at Instrument No. 20130320-0027371 in the amount of $140,000.00 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, 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.

Sean Bethune

Magaela Bethune

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Sean Bethune and Magaela Bethune, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of December, 2015.

Notary Public

My Commission Expires:

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Property Owner & Address: Morris H Love and Renee L Love

3749 Priest Lake Park
Nashville, TN 37217

Tax Parcel No 13610001800

Property Address: 3749 Priest Lake Drive
Nashville, TN 37217

MAIL TAX BILLS TO: Morris and Renee Love

3749 Priest Lake Park
Nashville, TN 37217

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 $177,500.00 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 8th day of December, 2015.

Notary Public

My Commission Expires: 01-09-16

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE