BILL GARRETT, Davidson County
Trans:T20160040619 DEEDWARR
Recvd: 05/16/16 11:02 2 pgs
Fees:13.00 Taxes:702.63

20160516-0048469

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$189,900.00
|Jessica Luttrell
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS
|13 day of May, 2016. Lura Brady
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 8-27-18
| (AFFIX SEAL)

LURA BRADY
STATE OF TENNESSEE
NOTARY PUBLIC
WARNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. McCloskey 8132 Bonnafair Drive Hermitage, TN 37076	Pinnacle Bank 150 3rd Avenue South #900 Nashville, TN 37201	074-04-034.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

David Edward Lovell and Pamela Franklin Lovell, Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a dated December 9, 2015

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael R. McCloskey, unmarried

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:

Being Lot No. 7, on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 4675, Page 113, and as revised in Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Lovell, married, by Special Warranty Deed from Countrywide Home Loans, Inc., dated November 6, 2006, of record in Instrument Number 20061115-0141733, Register's Office for Davidson County, TN. Property now vests in David Edward Lovell and Pamela Franklin Lovell, Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a dated December 9, 2015, by Quitclaim Deed from David Edward Lovell (also known as David E. Lovell and David Lovell) and wife, Pamela Franklin Lovell (also known as Pamela F. Lovell and Pam Lovell) of record in Instrument Number 20151215-0126036, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 4675, Page 125, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **8132 Bonnafair Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 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 our hand(s) this 12th day of May, 2016.

David Edward Lovell Co-Trustee
David Edward Lovell, Co-Trustee

Pamela Franklin Lovell Co-trustee
Pamela Franklin Lovell, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, David Edward Lovell and Pamela Franklin Lovell, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged the that they are Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a dated December 9, 2015 and are authorized by the Trust, to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 12th day of May, 2016.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076