BILL GARRETT, Davidson County
Trans:T20160052511 DEEDWARR
Recvd: 06/21/16 09:09 3 pgs
Fees:18.00 Taxes:832.50
20160621-0062852

THIS INSTRUMENT PREPARED BY:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

# WARRANTY DEED

**********

| Address New Owner: | Mortgagee & Send Tax Bills To: | Map/Parcel |
|---|---|---|
| Stephen Hubbard | Gardner Financial Services, Ltd. | 105-14C-409.CO |
| 2310 Elliott Ave., #409 | dba Legacy Mutual Mortgage | |
| Nashville, TN 37204 | 3503 Paesanos Parkway San Antonio, TX 78231 | |

**********

STATE OF TENNESSEE @
COUNTY OF ~~WILLIAMSON~~ Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 225,000.00.

Affiant

Subscribed and sworn to before me this 16th day of June, 2016.

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/18/16

**********

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee; and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **R. Francene Kavin, Successor Trustee, John Lovecchio Family Trust** (hereinafter "Grantor") has bargained and sold, and by these presents does hereby transfer and convey to **Stephen Hubbard** (hereinafter "Grantee), his heirs and assigns a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit: unmarried

Dale

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 409 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said

Register's Office, for a more complete identification and description of such Unit.

Being part of the same property conveyed to John Lovecchio, a married man, from Hillview Village Partnership, a Tennessee general partnership by Warranty Deed dated December 14, 2007, from Hillview Village Partnership, a Tennessee general partnership, of record in Instrument No. 20071218-0144920, Register's Office for Davidson County, Tennessee. John Lovecchio is now deceased; this property passed to the Trustee per Testamentary Trust as established in said Decedent's Last Will & Testament as probated in the Chancery Court for Williamson County, Tennessee, Docket #P-09-5430.

Janis Lovecchio, surviving spouse of John Lovecchio, joins in this conveyance to transfer all right, title and interest she may have in this property.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises and real property taxes for 2016 and subsequent years.

This is improved property known as 2310 Elliott Avenue, #409, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

AND Grantors does hereby covenant with the Grantee that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and warrants the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the sais land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the pural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this document has been executed on this the 17th day of June, 2016.

**GRANTORS:**

By: R. Francene Kavin Suc. Trustee

**R. Francene Kavin, Successor Trustee,**
**John Lovecchio Family Trust**

By: Janis Lovecchio

**Janis Lovecchio**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **R. Francene Kavin**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be **Successor Trustee of the John Lovechio Family Trust**, the within named bargainor, and, that she as such Successor Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2016.

Notary Public

My Commission Expires: 01/19/20

WILLIAM SCOTT, III NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Janis Lovecchio,** with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2016.

Notary Public

My Commission Expires:
01/19/20

WILLIAM SCOTT, III NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN