Bill Garrett Davidson County
Batch# 19200 **DEEDWARR**
10/30/2017 09:52:19 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20171030-0110755

WARRANTY DEED

2017-927

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of October, 2017.

Notary Public

(Affix Seal)
My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sovereign Investments, LLC P. O. Box 211 Madison, TN 37116	SAME	08111004100

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Harold M. Love, Jr.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sovereign Investments, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1723 21st Avenue N, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot 282, as shown on the map entitled J.M., T.J., and G.W. Harding's Plan of record in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harold M. Love, Jr. and Mary Love(now deceased) from Walbrey R. Whitelow by Warranty Deed dated January 17th, 2007 and recorded January 18th 2007 in Instrument No. 200701180007385, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1723 21st Avenue N, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 20th day of October, 2017

Harold M. Love, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, April G Nichols a Notary Public in and for said County and State, the within named Harold M. Love, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of October, 2017.

Notary Public
My Commission Expires: 6-30-2019

