Karen Johnson Davidson County
Batch# 218196 DEEDWARR
04/16/2019 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20190416-0034604

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0629

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of April, 2019

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenneth E. Love and Adrienne N. Love 405 High Point Terrace Brentwood, TN 37027	Highlands Residential Mortgage, Ltd, ISAOA 12001 N. Central Expressway Ste 750 Dallas, TX 75243	181-10-0D-001.00-CO

WARRANTY DEED

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, I/WE,

Clifford J. Nuttall, IV and Alice R. Nuttall, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth E. Love and Adrienne N. Love, 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, being Lot No. 1 on the Plan of Final Plat for Jackson Valley Subdivision, Section One of record in Plat at Instrument No. 20070808-0094664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clifford J. Nuttall, IV and Alice R. Nuttall, husband and wife by Warranty deed from Jason T. Garrett of record in Instrument No. 20110616-0046186 Register's Office for Davidson County, Tennessee, dated June 15, 2011 and recorded on June 16, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 405 High Point Terrace, Brentwood, TN 37027

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 so

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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Clifford J. Nuttall executes this instrument on behalf of Alice R. Nuttall pursuant to a Specific Power-of-Attorney dated _____ and filed for record in Instrument No. _____, in the Register's Office of Davidson County, Tennessee.

Dated this the 12th day of April, 2019.

Clifford J. Nuttall, IV

Alice R. Nuttall by Clifford J. Nuttall her Attorney-in-Fact

BY _____
Clifford J. Nuttall, IV, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clifford J. Nuttall, IV** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of April, 2019.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(Notary Seal)

Notary Public
My Commission Expires: 5 6 19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Clifford J. Nuttall, IV as Attorney in Fact for Alice R. Nuttall**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said Alice R. Nuttall, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of April, 2019.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(Notary Seal)

Notary Public
My Commission Expires: 5 6 19

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY