Name and Address of New Owner:
James Loveless and Carolyn Loveless
3502 Wilbur Place
Nashville, TN 37204

Send Tax Statements To:
First Bank
318 Seaboard Ln Ste 205
Franklin TN 37067

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-19101587

Map and Parcel: 118100 16900

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tricia Oliver (FKA Tricia Morris) and Joshua R. Oliver, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Loveless and Carolyn Loveless, 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, and being all of Lot No. 56, Woodmont Boulevard Section of Marengo Park, according to survey and plat of same appearing of record in Book 1130, page 2, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said Lot No. 56 fronts 75.6 feet on the southeasterly line and 173 feet on the southwesterly line to a dead line on which it measures 75 feet.

Being the same property conveyed to Tricia Morris, unmarried, by Warranty Deed filed for record on October 8, 2012 in Instrument Number 20121008-0092122, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of record in Book 1113, page 296, said Registers Office; All matters as set forth per Book 1130, page 2, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3502 Wilbur Place, Nashville, TN 37204

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 assigns, 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.

Karen Johnson Davidson County
Batch# 311338 **DEEDWARR**
11/05/2019 02:24:22 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20191105-0114346

Joshua R. Oliver, spouse of Tricia Oliver (FKA Tricia Morris) hereby joins in this conveyance to convey all his right, title and interest in and to the subject property.

WITNESS our hand this 31st day of October, 2019.

Tricia Morris Oliver by Joshua Oliver attorney in fact
Tricia Oliver (FKA Tricia Morris), by Joshua R. Oliver, Attorney-in-Fact

Joshua R. Oliver

State of Tennessee
County of Rutherford

Personally appeared before me, Joshua R. Oliver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument on behalf of Tricia Oliver (FKA Tricia Oliver), that he executed the same as the free act and deed of said Tricia Oliver (FKA Tricia Oliver), and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Tricia Oliver (FKA Tricia Oliver), and appearing of record in Record Book *_____, page _____, in the Register's Office of Rutherford County, Tennessee.

* 20191105-0114345

Witness my hand and seal this 31 of October, 2019.

L. J. Vaught
Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

Personally appeared before me, Joshua R. Oliver with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31 of October, 2019.

L. J. Vaught
Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00.

Denise Woods
Affiant Signature

Subscribed and sworn to before me, this 31st day of October, 2019.

Debbie Mann
Notary Public
My Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

EXHIBIT A

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