WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

Instr:200005090046723 Page: 1 OF 2
REC'D FOR REC 05/09/2000 9:03:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.23

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph C Granato Jr	Professional Mortgage & Investment Company	Map 86
(NAME) 1248 Jackson's Hill Road	(NAME) 724 East Fourth Street	Group 7
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Russellville, AR 72801	Parcel 108
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

STEVE G. LAVIOLA, A MARRIED MAN AND WIFE SHARON LAVIOLA

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH C. GRANATO, JR, UNMARRIED **and Jewel D. Romines,** 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. 85 on the Plan of Phase II, Jackson's Retreat, as shown by plat of record in Plat Book 5200, page 673, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steve G. Laviola and Sharon Laviola by deed from John H. Elizer and wife Tammy L. Elizer of record in Instrument Number 200001040001110, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1248 Jacksons Hill Rd., 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 my/our hand(s) this 27th day of April, 2000.

Steve G. Laviola

Sharon Laviola

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve G. Laviola and Sharon Laviola the bargainor ___, 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 Hermitage, Tennessee, this 27th day of April, 2000.

My Commission Expires: 3/23/02

Notary Public

DAVIDSON COUNTY, TENN.

File Number200004145
RETURN TO:

Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122