WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$45,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF 8 February, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances A. Muscatello	America's Wholesale Lender	072-14-0-113.00
(NAME)	(NAME)	
2412 & 2414 Chapel Avenue	750 Old Hickory Blvd., Ste. 180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

Mark Rodriguez, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fran Muscatello, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2002 taxes and all subsequent years are a lien but not yet due and payable, and any and all matters as shown on the plan of record in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2412 & 2414 Chapel Avenue, Nashville, TN 37209

(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 hand this 8 day of February, 2002.

Mark Rodriguez

Davidson County DEEDWARR
Recvd: 02/25/02 09:06 3pgs
Fees:18.00 Taxes:166.50

20020225-0023427

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Rodriguez, with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 8 day of February, 2002.

Commission expires:

Christopher L. Treece Notary Public

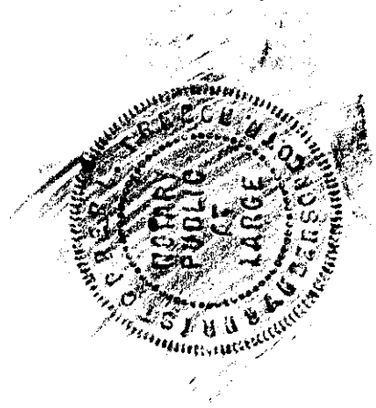


EXHIBIT A

Being part of Lot No. 30 on the Plan of Brownsville, as of record in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee, and being a duplex on one lot consisting of two mailing addresses, 2412 & 2414 Chapel Ave., and being particularly described as follows:

Said portion of Lot No. 30 BEGINS at a point in the center of Chapel Avenue, 382.5 feet north of the centerline of Straightway Avenue, said point also being the SW corner of this property; thence with the centerline of said Chapel Avenue, S 08 degrees W 54.3 feet to a point; thence S 82 degrees 33' E 173 feet to an iron pin; thence N 08 degrees E 52 feet to a post; thence S 83 degrees 19' W 173 feet to the point of beginning.

Being the same property conveyed to Mark Rodriguez by deed from Mark S. Hamilton and wife, Diane K. Hamilton dated January 20, 1999 and filed for record in Book 11305, page 329, Register's Office for Davidson County, Tennessee.