WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Thomas M Federico
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 08/14/03 15:39 2pgs
Fees:13.00 Taxes:1039.70

20030814-0117403

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0296

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Federico	Thomas M. Federico	083-09-0-052.00
(NAME)	(NAME)	
1205 Gartland Avenue	1205 Gartland Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Francis J. Logiudice and wife, Honie D. Logiudice, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. Federico, an unmarried person, 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 the westerly one-half of Lot No. 2 of Block 1 on the Partial Plan of the Property of the East Addition Real Estate Company (referred to in prior deed as the plan of DH Bailey's Subdivision of Part of the Allison Property) as of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50.0 feet on the northerly side of Gartland Avenue and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Francis J. Logiudice and wife, Honie D. Logiudice and Joseph S. Logiudice and wife, Marie C. Logiudice by Warranty Deed from Diane L. Moffett and Linda Marie Malicki, both unmarried, dated September 1, 1995, of record in Book 9786, Page 962, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Francis J. Logiudice and wife, Honie D. Logiudice by Quitclaim Deed from Joseph S. Logiudice and wife, Marie C. Logiudice, dated August 21, 1998, of record in Book 11088, Page 193, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1205 Gartland Avenue, Nashville, TN 37206
(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 our hands this 31st day of July, 2003.

Francis J. Logiudice

Honie D. Logiudice

STATE OF TENNESSEE

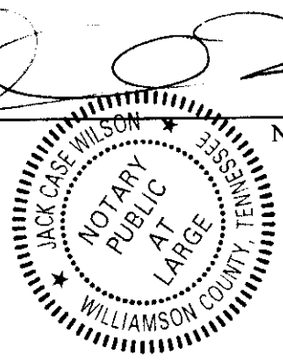
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francis J. Logiudice and wife, Honie D. Logiudice the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 31st day of July, 2003.

Commission expires: 4/16/06

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212