# WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$178,400.00**

Affiant

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH** DAY OF **JULY, 2005.**

Notary Public

MY COMMISSION EXPIRES: [redacted] 3-11-09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Frank Blake Tenore** | **SunTrust Mortgage, Inc.** | **126-15-0-B 189.00 CO** |
| (NAME) | (NAME) | |
| **8249 Boone Trace** | **201 Fourth Avenue North , 7th Floor** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **Nashville, TN 37219** | |
| (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, **Adrienne Tajirian**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Blake Tenore and wife Melany Ann Tenore**, 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. 21 on the Plan of Section Two, Lexington Point Subdivision of record in Instrument No. 20010515-0049954 and by surveyors certificate of correction of record in Instrument No. 20011214-0138239, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to **Adrienne Tajirian** by deed of record in, Instrument 20041109-0135339, Register's Office for **Davidson** County, Tennessee.

J.J. Love executes this instrument on behalf of Adrienne Tajirian as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20050804.0091858, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easem ents of record.

unimproved ☐

This is improved ☒ property, known as **8249 Boone Trace, Nashville, TN 37221**

(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.

Davidson County DEEDWARR
Recvd: 08/04/05 13:49 2 pg:
Fees:13.00 Taxes:660.08

20050804-0091859

Witness **my/our hand(s)** this **28th day of July, 2005**.

Adrienne Tajirian

**Adrienne Tajirian**
by: J.J. Love
Attorney in-fact

State of Tennessee County of Davidson

On this 28th day of July, 2005 before me personally appeared J.J. Love, the person who executed the foregoing instrument on behalf of Adrienne Tajirian, and acknowledged that she executed the same as the free act and deed of the said J.J. Love, through Power of Attorney granted J.J. Love, by the said Adrienne Tajirian.

Angela M. Lake
Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.