WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/05 09:15 2 pgs
Fees:13.00 Taxes:734.45

20050913-0109723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00

Mary R. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2005.

Laurie M. Hart
Notary Public

MY COMMISSION EXPIRES: 12-18-2008

(AFFIX SEAL)

LAURIE M. HART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 530 Church Street, Ste. 202, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin J. Kaye	NEW OWNERS	105-09-0 406.00
(NAME)	(NAME)	
922 Benton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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,

Alessandro Rustioni, unmarried

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

Robin J. Kaye, and husband Thomas G. DeLuca,

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 part of the westerly one-half of Lot No. 42 on the Plan of Waverly Place, as of record in Book 57, Page 85, Register's Office for Said County, described as follows:
BEGINNING at a point on the north margin of Benton Street or Avenue 55.6 feet east of the corner of Lots Nos. 40 and 42; thence northerly 222.55 feet to a point in the southerly margin of an alley, said point being 62.7 feet to the Lots Nos. 40 and 42; thence with the southerly margin of said alley easterly 42.1 feet to a point; thence southerly 225.9 feet, more or less, to the northerly margin of Benton Street or Avenue; thence with the northerly margin of said Benton Street or Avenue, westerly 43.8 feet to the beginning.

Being same property conveyed to Alessandro Rustioni, by Warranty Deed from Nancy Driver, dated March 31, 2004 of record in Instrument No. 20040420-0044821, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 922 Benton Avenue, Nashville, TN 37204
(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 1st day of September, 2005.

Alessandro Rustioni

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 1st day of September 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Alessandro Rustioni, unmarried known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of September 2005.

Commission expires: 9-20-08

Notary Public

