WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/05 14:43 2 pgs
Fees:13.00 Taxes:900.95
20051013-0123687

MONTE POE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-20-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 21st Avenue South, Ste. 306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Houston Howell	SAME	091-16-079.00
(NAME) 4509 Elkins Avenue		
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, an unmarried man

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

Houston Howell,

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 the Westerly 10 feet of Lot No. 408, and the easterly 40 feet of LOT NO.410, BLOCK 19 on the Plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, of record in Book 57, page 103, Register's office for Davidson County, Tennessee.

SAID parts of LOTS NOS. 408 and 410 front together 50 feet on the southerly side of Elkins, formerly SECOND AVENUE, and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to Alessandro Rustioni, an unmarried man by Warranty Deed dated October 8, 2004, from William Thomas Trustee, under Trust Agreement dated September 23, 2004 FBO Green Investors, LLC of record in Instrument # 20041012-0122776, 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 4509 Elkins Avenue, Nashville, Tennessee 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 our hands this 3rd day of October, 2005.

Alessandro Rustioni

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 3rd day of October 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Alessandro Rustioni, 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 3rd day of October, 2005.

Commission expires: 9-20-08

Notary Public

