File No. 250901650

WARRANTY DEED

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
Commission Expires AUG. 16, 2009

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/21/05 10:17 2 pgs
Fees:13.00 Taxes:303.40
20051021-0127150

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Deluca	Robert Deluca	136-3-B-047
(NAME)	(NAME)	
3880 Priest Lake Drive, # 92	3880 Priest Lake Drive, # 92	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HE, **Bangone Myxayphone**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Deluca, and Wife, Shirley G. Deluca**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, BEING Townhouse No 92, Building No. 24, and the Garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131, and in Book 4675, Page 145 Register's Office for said County, to which reference is hereby made.

BEING the same property conveyed to Bangone Myxaphone by Special Warranty Deed from SunTrust Bank, Nashville, N.A., Executor under the Will of Donald S. Miller as executed on 10/15/1999 and filed for record on 11/1/1999 in Deed Book 11724, Page 869 Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3880 Priest Lake Drive Apartment 92, Nashville, TN 37217
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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/our hand(s) this 30th day of September, 2005.

Bangone Myxayphone by
Bangone Myxayphone
Attyin Fact Vieng Myxayphone

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bangone* Myxayphone, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of September, 2005.

*Vieng Myxayphone

Notary Public

My commission expires: 5/23/08

WALTER E. PHILLIPS Notary Public At Large RUTHERFORD COUNTY, TN

File Number: [redacted]1650

RETURN TO:
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, Vieng Myxayphone, with whom I am personally acquaninted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact for Bangone Myxayphone, and is authorized by Bangone Myxayphone to execute this instrument as the free act and deed of Bangone Myxayphone.

Witness my hand at office this 30th day of September, 2005.

Notary Public

My Commission Expires:

2.2.07

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE