WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Michael Dioguardi** **612 Robin Hill Road** **Nashville, TN 37205**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: 115-16; 35.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

CHRIS THOENY

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

MICHAEL DIOGUARDI, and JAMES M. HALLORAN

HEREINAFTER called the Grantee(s), 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.20 on the plan of West Meade Farms, Section B, of record in Book 1835, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 165.0 feet on the southeasterly margin of Robin Hill Road and extends back 323.8 feet on the northeasterly line and 315.7 feet on the southwesterly line to broken line in the rear, measuring 164.2 feet thereon.

Being the same property conveyed to Chris Thoeny by deed from Denise Griffin, Substitute Trustee, of record as Instrument No. 20050715-0082460, Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as **6125 Robin Hill Drive, Nashville, TN 37205**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 16th day of November, 2005.

CHRIS THOENY

Davidson County DEEDWARR
Recvd: 12/06/05 08:46 2 pgs
Fees:13.00 Taxes:1517.00

20051206-0146329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Chris Thoeny**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument with the full power and authority as its **Trustee**, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 16th day of November, 2005.

NOTARY PUBLIC

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 16th day of November, 2005.

NOTARY PUBLIC

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-19-08