# WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$189,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2005

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kyle R. Jackson | Countrywide Home Loans | 142-7-F-77CO |
| (NAME) | (NAME) | |
| 7252 Highway 70S #1408 | P.O. Box 10423 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Van Nuys, CA 91410-0423 | |
| (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, **Lisa Marie DiLuigi, unmarried and Ana Maria DiLuigi and James A. DiLuigi, as Trustees of the Ana Maria Durelli DiLuigi Revocable Trust dated July 14, 2000**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle R. Jackson, unmarried**, 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. 77, Unit No. 1408, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a horizontal property regime established by Master Deed and Bylaws of record in Instrument No. 200007200071772 and re-recorded in Instrument No. 200008280084760, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lisa Maria DiLuigi, unmarried and Ana Maria DiLuigi and James A. DiLuigi, as Trustees of the Ana Maria Durelli DiLuigi Revocable Trust dated July 14, 2000 by deed from William D. Smith, unmarried of record in Instrument No. 20030801-0109519 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **7252 Highway 70 South #1408, 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.

Witness our hands this 9th day of December, 2005.

James A. DiLuigi, trustee
James A. DiLuigi
By: Lisa Marie DiLuigi, Attorney in Fact
By: Lisa Marie DiLuigi, Attorney in Fact

Lisa Marie DiLuigi
Ana Maria DiLuigi, trustee
Ana Maria DiLuigi
By: Lisa Marie DiLuigi, Attorney in Fact
By: Lisa Marie DiLuigi, Attorney in Fact

Davidson County DEEDWARR
Recvd: 12/27/05 08:18 2 pgs
Fees:13.00 Taxes:699.30

20051227-0153332

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Marie DiLuigi, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of December, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lisa Marie DiLuigi with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Ana Maria DiLuigi and James A. DiLuigi, Trustees of the Ana Maria Durelli DiLuigi Revocable Trust dated July 14, 2000 and being authorized to act on behalf of said persons she executed the foregoing instrument as their free act and for the purposes therein contained.

Said POA recorded simultaneously herewith.

20051227.0153331

Witness my hand and official seal at Nashville, Tennessee this 9th day of December, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007