# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/12/06 13:25 2 pgs
Fees:13.00 Taxes:223.85

20060412-0042129

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,500.00

Debbie Garcia
Affiant

SHANNA RAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2006.

Shanna Ray
Notary Public

MY COMMISSION EXPIRES: 10/20/08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark Lepera and John Gilletti | John Gilletti | Map 82-3 |
| (NAME) | (NAME) | |
| 1103 Joseph Avenue | 12649 Shannondale Dr. | |
| (ADDRESS) | (ADDRESS) | Parcel 50 |
| Nashville, TN 37207 | Ft. Meyers, FL 33913 | |
| (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, Tennessee Equity Holdings, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Lepera and John Gilletti, 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:

Being the northerly 43 feet of Lot No. 92 and the southerly 2 feet of Lot No. 93 on the Plan of C.F. Sharpe and W.J., Horn's 2nd Subdivision of Lindsley Property N.E. Nashville, as shown of record in Plat Book 161, Page 53, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tennessee Equity Holdings, Inc., by Deed from Charles Power Youree, unmarried, filed for record 04/06/06 as Instrument No. 20060406-0039557, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 161, Page 53, Register's Office of Davidson County, Tennessee.

Subject to Sewer Line Easement as shown of record in Book 3158, Page 619, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1103 Joseph Avenue, Nashville, TN 37207

(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 10th day of April, 2006.

Tennessee Equity Holdings, Inc.

By:
Stephen Perez, president

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Stephen Perez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to executed the instrument) of Tennessee Equity Holdings, Inc., the within named bargainor, a corporation, and that such president or officer as such Tennessee Equity Holdings, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of April, 2006.

Commission expires: 10/26/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public