06-1501 39-B 283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,910.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 5-23-09 (AFFIX SEAL)

EMILY C. MAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/05/06 14:22 2 pgs
Fees:13.00 Taxes:2293.67
20061205-0150152

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johanne Francis	Cartus Home Loans	Map 104-1
(NAME) 412 Fairfax Avenue	(NAME) 3000 Leadenhall Road	Parcel 141
(ADDRESS) Nashville, TN 37212	(ADDRESS) Mount Laurel, NJ 08054	
(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, I, **MICHAEL A. PILLA, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHANNE FRANCIS, A MARRIED PERSON, AND JONATHAN D. GREENWOOD, A MARRIED PERSON, TENANTS BY THE ENTIRETY,** 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 15 feet of Lot No. 105 and the easterly 45 feet of Lot No. 106 on the Plat of R.W. Grizzard's Subdivision of Part of the Bosley Land, not of record. According to a survey made by Erie Drake, County Surveyor, October 10, 1930, said parts of Lots Nos. 105 and 106 front together 60 feet on the northerly side of Fairfax Avenue and run back between parallel lines, 200 feet to an alley, the easterly line of said property being parallel with and 225 feet west of the westerly margin of 32nd Avenue South

Being the same property conveyed to Michael A. Pilla, unmarried, by deed from Robert L. Forti, unmarried, of record in Instrument #20040128-0010970, said Register's Office.

This conveyance is subject to 2006 real property taxes and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 412 Fairfax Avenue, Nashville, Tennessee 37212
(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 27th day of November, 2006.

Michael A. Pilla by Kevin D. Montgomery, Atty in Fact

Michael A. Pilla By Kevin D. Montgomery,
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of November, 2006, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Michael A. Pilla and acknowledged that he executed the same as the free act and deed of Michael A. Pilla.

Witness my hand and official seal at Nashville, Tennessee this 27th day of November, 2006.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Kathy Snider
Notary Public