File No. 261100757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/03/07 13:19 2 pgs
Fees:13.00 Taxes:684.50
20070103-0001153

PAUL P. SOMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

THIS INSTRUMENT WAS PREPARED BY
David W. Klous, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maile Ellis	New Owner	156-02- 114.00
(NAME)	(NAME)	
927 Beech Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Daniel A. DeFigio and wife, Paige Manuel DeFigio**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maile Ellis and husband, Brian Wilson**, 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. 614 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Book 4860, page 111, and amended in Book 5051, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Daniel E. DeFigio by Warranty Deed from Charles F. Purvis, Jr. and wife, Lesley A. Purvis, of record as Instrument Number 200005080046223, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Daniel A. DeFigio and wife, Paige Manuel DeFigio by Quitclaim Deed from Daniel A. DeFigio, of record as Instrument Number 200110190114258, said Register's Office.

This conveyance is subject to the Plan of record in Book 4860, page 111, as amended in Book 5051, page 89, 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 927 Beech Bend Drive, 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 my hand this 29th day of December, 2006.

Daniel Anthony DeFigio by Richard Bryan attorney in fact

Daniel A. DeFigio a/k/a Daniel Anthony Defigio, by Richard Bryan, his attorney-in-fact

Paige Manuel DeFigio Janis Paige DeFigio by Richard Bryan attorney in fact

Paige Manuel DiFigio a/k/a Janis Paige Defigio, by Richard Bryan, her attorney-in-fact

PMD aka JPD by RB AIF

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **RICHARD BRYAN**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, 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 (see Instrument No. 20070103-0001152) for **DANIEL A. DEFIGIO a/k/a DANIEL ANTHONY DEFIGIO**, maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand at office this 29th day of December, 2006.

Commission expires: 1-10-10

MELANIE D DURARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 10, 2010

Notary Public

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **RICHARD BRYAN**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, 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 (see Instrument No. 20070103-0001151) for **JANIS PAIGE DEFIGIO a/k/a PAIGE MANUEL DEFIGIO**, maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand at office this 29th day of December, 2006.

Commission expires: 1-10-10

MELANIE D DURARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 10, 2010

Notary Public

File Number: 261100757

RETURN TO:
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064