WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/04/2007

(AFFIX SEAL)

KATHLEEN TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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
Adam Quagliano	New Owner	Map 83-14
(NAME)	(NAME)	
1622 Boscobel Street		
(ADDRESS)	(ADDRESS)	Parcel 295
Nashville, TN 37206		
(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, **Chadwick Perry, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Quagliano**, 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 easterly 32.50 feet of Lot No. 341 on the Plan of Edgefield Land Company's second subdivision, as shown of record in Plat Book 57, Page 152, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 32.5 feet on the easterly side of Boscobel Street and runs back between parallel lines along the westerly margin of an alley 122 feet to another in the rear.

Being the same property conveyed to Chadwick Perry, a married man by Deed from Home Lenders Trust, Inc., filed for record 09/27/06 as Instrument No. 20060927-0119738, Register' office for Davidson County , Tennessee.

Subject to all matters as shown on plat of record in Plat Book 57, Page 152, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1622 Boscobel Street, Nashville, TN 37206

(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.

Davidson County DEEDWARR
Recvd: 02/22/07 10:25 2 pgs
Fees:13.00 Taxes:818.81

20070222-0021935

Witness my hand this 20 day of February 2007.

Chadwick Perry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Chadwick Perry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 20 day of February, 2007.

Commission expires: 10/26/08



Notary Public