27-A 1/2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/07 09:26 3 pgs
Fees:18.00 Taxes:2793.50
20070511-0056588

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2007

Notary Public

MY COMMISSION EXPIRES: [illegible]

D. W. McMACKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 25, 2010

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd, Suite 2, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara E. Cavazos	New Owner	129-7-2
(NAME)	(NAME)	129-07-0
201 Robin Hill Road		002.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(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, Nicholas F. Varallo, Jr. and Frances Anne Varallo, as Tenants in Common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara E. Cavazos and husband, Gary Cavazos

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 a tract of land lying in the Twenty-Third Councilmanic District, City of Belle Meade, Davidson County, Tennessee. Said tract of land being bounded on the north by Joseph Gilbert, Jr. et ux (Map 129-03, Parcel 9.00), on the east by Robin Hill Road (50-foot Right-of-Way), on the south by Lot 40B of the Resubdivision of Lot 40 West Meade Farms Inc. - Setion 1 (Map 129-03, Parcel 61.00), on the west by Tara and Gary Cavazos Map 129-03, Parcel 1.00) and being more particularly described as follows:

Being all of Lot 40A on the Final Plat entitled "Resubdivision of Lot 40 West Meade Farms Inc. - Section 1" of record in Instrument No. 20070302-0026024, Register's Office for Davidson County, Tennessee.

AND

Being a tract of land lying in the Twenty-Third Councilmanic District, City of Belle Meade, Davidson County, Tennessee. Said tract of land being bounded on the north by Lot 40A of the Resubdivision of Lot 40 West Meade Farms Inc. - Section 1 (Map 129-03, Parcel 2.00), on the east by Robin Hill Road (50-foot Right-of-Way), on the west by Tara and Gary Cavazos Map 129-03, Parcel 1.00) and being more particularly described as follows:

Being all of Lot 40B on the Final Plat entitled "Resubdivision of Lot 40 West Meade Farms Inc. - Section 1" of record in Instrument No. 20070302-0026024, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicholas F. Varallo, Jr. and Frances Anne

CONTINUED

unimproved ( )
This is improved (X) property, known as 201 Robin Hill Road, Nashville, Tennessee 37205
(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 hand(s) this 20th day of April, 2007

Nicholas F. Varallo, Jr.

Frances Anne Varallo

Frances Anne Varallo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas F. Varallo, Jr. and Frances Anne Varallo, as Tenants in Common

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of April, 2007.

Commission expires _____

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 25, 2010

LEGAL DESCRIPTION CONTINUATION

Varallo, as Tenants in Common by Warranty Deed from Nicholas F. Varallo, Jr. and John Marion, as Co-Trustees of the France P. Varallo Residence Trust dated 12/15/97 and recorded on 12/29/97 of record in Book 10735, page 627, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

*on the south by Vaughn's Gap Road (60-foot Right-of-Way),