WARRANTY DEED



File No.: 2008040034

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2008

Notary Public

MY COMMISSION EXPIRES: 01/24/2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Ste 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph V. Pisapia	Bank of America N.A., Its Successors and/or assigns	072-15-0 340.00 & 287.00
(NAME)	(NAME)	
1515 Riverside Drive	FL9-700-03-19 P.O. Box 45140	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Jacksonville, FL 32232-5140	
(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/WE, Brandon Askew and wife, Josephine Askew, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph V. Pisapia, an unmarried man, 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:

Parcel A:

Land in the Fifteenth Civil District of Davidson County, Tennessee, being Lot No. 21 on the map of Sharpe & Horn's Sixth Addition, as of record in Book 332, page 118, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

Parcel B:

Land in Davidson County, Tennessee, being Lot No. 20 in Sharpe & Horn's Sixth Addition, as shown by the plan recorded in Book No. 332, page 118, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

Being the same property conveyed to Josephine Askew and husband, Brandon Askew, by Warranty Deed from Patricia Loranger, a single person dated July 15, 2005 and recorded in Instrument No. 20050727-0087627, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1515 Riverside Drive, Nashville, TN 37206
(House Number) (Street) (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: 05/15/08 08:32 2 pgs
Fees:13.00 Taxes:941.65
20080515-0049754

Witness my/our hand(s) this 30th day of April, 2008.

Brandon Askew by Karen Hoff AIF
Brandon Askew by Karen Hoff as Attorney in Fact

Josephine Askew by Karen Hoff AIF
Josephine Askew by Karen Hoff as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Hoff, Attorney in Fact for Josephine Askew and husband, Brandon Askew, 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 on behalf of Josephine Askew and husband, Brandon Askew by Karen Hoff for the purposes therein contained pursuant to Power of Attorney executed by Josephine Askew and husband, Brandon Askew.

Witness my hand and official seal this 20th day of March, 2008.

Rebekah J. Sims
Notary Public

Commission Expires: 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Ste 10
Nashville, TN 37212