Davidson County DEEDWARR
Recvd: 08/27/08 11:14 2 pgs
Fees:13.00 Taxes:506.90

20080827-0087971

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 25th day of August, 2008.

Notary Public
My commission expires: 9-19-09

03-0808-35563

Address of New Owner:	Send Tax Bills to:	Tax Information
Leah J. Gillen 3506 Kennedy Avenue Nashville TN 37216	New Owner	72-03-0-235

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shane Merrill Facio and Luciano Scala, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leah J. Gillen, unmarried, hereinafter called the Grantees, their successors 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. 3, on the Plan of Resubdivision of Part of Lot No. 1, on the Map showing Subdivision of part of East Nashville Golf and Country Club Lands, of record in Book 421, Page 142; amended in Book 6200, Page 152, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shane Merrill Facio and Luciano Scala, as tenants in common with right of survivorship, by deed from Accredited Home Lenders, Inc., dated 5-23-08, recorded 6-5-08, in Instrument No. 20080605-0057862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject property is not now, and never has been, the residence of the grantor herein.

This property is improved property known as 3506 Kennedy Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of August, 2008.

Shane Merrill Facio

Luciano Scala

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shane Merrill Facio and Luciano Scala, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of August, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09