WARRANTY DEED

Please record/return to:
Trustland Title & Escrow, LLC
1529 Hunt Club Blvd, Ste 300
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 10/01/08 12:34 2 pgs
Fees:13.00 Taxes:340.40

20081001-0099679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 01/30/2012.
(AFFIX SEAL)

DINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen M. Spinazzola	Wells Fargo Bank, N.A.	136030B04700CO
(NAME)	(NAME)	
3880 Priest Lake Drive, Apt # 92	1 Home Campus	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Des Moines, IA 50328-4603	
(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, Robert DeLuca and wife, Donna DeLuca HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen M. Spinazzola, a married person, 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:

A certain condominium apartment in Davidson County, Tennessee, BEING Townhouse No. 92, Building No. 24 and the Garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131, and in Book 4675, Page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Robert DeLuca, by Quitclaim Deed dated April 30, 2007 from Shirley Gail DeLuca of record in Instrument No. 20070517-0059095, Register's Office for Davidson County, Tennessee.

Donna DeLuca, spouse of Robert DeLuca, hereby joins in this conveyance, transferring all her right, title and interest in said property, marital or otherwise.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3880 Priest Lake Drive, Apt# 92, Nashville, TN 37217

(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 September, 2008.

Robert DeLuca

Donna DeLuca

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 Robert DeLuca and Donna DeLuca, 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 Franklin, Tennessee, this 29th day of September, 2008.

Commission expires: November 14, 2009



Notary Public