(1)

File No. 290600459

Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090047184 DEEDWARR
Recvd: 07/14/09 11:03 2 pgs
Fees:13.00 Taxes:390.35

20090714-0065736

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane Blevins	NEW OWNER	091-09-88.00
(NAME) 815 Kendall Dr	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Domingo Anthony Carletello and wife, Stacy Carletello,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Duane Blevins and Anne Blevins, husband and wife** , hereinafter called the grantee(s), heirs 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. 12 which is a portion of Lot 42 on the plan of T.M. Nall's Subdivision of Lots 18, 19, and 20 B.F. Cockrill Land, as of record in Book 421, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said portion of Lot No.42 fronts 50 feet on the northerly side of Deal Avenue, and has as its southeast corner a point 10 feet from common corners of Lots 42 and 43 on Deal Avenue, and as its southwest corner a point 30 feet from common corners of Lots 41 and 42 on Deal Avenue, and runs back between parallel lines 217.8 feet to a dead line.

Being the same property conveyed to Domingo Anthony Carletello and wife, Stacy Carletello by Warranty Deed from Ted R. Wells of record in Instrument 20031210-0177375 on 12/02/2003 and filed for record on 12/10/2003, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 421, Page 63, said Register's Office.

Sanitary Sewer and Storm Drainage Easement to Nashville of record in Book 4015, Page 85, said Register's Office.

County of Davidson taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6008 Deal Ave., Nashville, TN 37209
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 8th day of July, 2009.

Domingo Anthony Carletello

Stacy Carletello

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Domingo Anthony Carletello and Stacy Carletello, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 8th day of July, 2009.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 290600459

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Sidwell Title
5107 Maryland Way
Brentwood, TN 37027