WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/09 16:09 2 pgs
Fees:13.00 Taxes:1295.00
20091204-0111351

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $350,000.00.

Affiant

Subscribed and sworn to before me this 4th day of December, 2009

Notary Public
My Commission expires: 10/26/2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Linus D. Catignani	SAME	104-12-0-189.00
1914 19th Avenue S.		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The 1914 19th Avenue S. Trust, L&O Farms, LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Linus D. Catignani**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 60 feet of the northerly 80 feet of Lot No. 48 on the plan of Christopher and Kirkman's Plan of Lots, of record in Book 57, page 158, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 48 fronts 60 feet on the easterly side of 19th Avenue, South, and runs back between parallel lines 159 feet to an alley.

Being the same property conveyed to The 1914 19th Avenue S. Trust, L&O Farms, LLC, as Trustee, by deed from Lloyd H. Ramsey, a single person, on September 4, 2009, of record in Instrument Number 20090908-0084178, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 158, Register's Office Davidson County, Tennessee.

This is improved property known as: **1914 19th Avenue S., Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this December 4, 2009.

The 1914 19th Avenue S. Trust, L&O Farms, LLC, as Trustee

By Dan Lain

STATE OF TENNESSEE

COUNTY OF Robertson

On this 4th day of December, 2009, before me, appeared Dan Lain to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of L&O Farms, LLC and that the seal affixed to said instrument is the limited liability company seal of said company (or association), and that said instrument was signed and sealed in behalf of said limited liability company (or association) by authority of its Members (or Trustees) and said Dan Lain acknowledged said instrument to be the free act and deed of said company (or association).

WITNESS my hand and seal at office the day and year above written.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/26/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY