BILL GARRETT, Davidson County
Trans:T20100008244 DEEDWARR
Recvd: 02/10/10 10:18 2 pgs
Fees:13.00 Taxes:540.20
20100210-0010374

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Bell Property Investments, LLC, Grantors
TO: David P. and Julia A. Biagi, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
David P. and Julia A. Biagi 402 Myrtle Street Nashville, TN 37206	Same as Owner	082-12-0-159.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $146,000.00.

Pam S Hauser
Affiant

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 25 day of January, 2010.

My commission expires: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES
JULY 3, 2012

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Bell Property Investments, LLC, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **David P. Biagi and wife, Julia A. Biagi**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 174 on the Plan of F.O. Beasley's McFerrin Addition to East Nashville, a plan of which is or record in Book 57, Page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 174 fronts 50 feet on the west side of Myrtle Street and runs back between parallel lines 150 feet to an alley 15 feet wide and is located in Block No. 1.

Being the same property conveyed to Bell Property Investments, LLC by Special Warranty Deed from Deustche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated November 1, 2006 and recorded December 17, 2008 in Instrument No. 20081217-0120686, in the Register's Office for Davidson County, Tennesee.

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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 401 Myrtle Street, Nashville, Tennessee 37027.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 22nd day of January, 2010.

"GRANTORS"

Bradford Bell

Bradford Bell, Authorized Agent for Bell Property Investments, LLC

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Bradford Bell, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 22nd day of January, 2010.

My commission expires: 5/8/2012

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.
My Commission Expires 5/8/2012

Notary Public