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BILL GARRETT, Davidson County
Trans:T20100026466 DEEDWARR
Recvd: 05/04/10 15:11 2 pgs
Fees:13.00 Taxes:812.52
20100504-0033669

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$219,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lacey Anne Saggio	**Bank of America, N.A.**	**086040C013.00**
(NAME) **1101 Lili Lane**	(NAME) **100 N Tryon**	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Charlotte, NC 28255**	
(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, **Russell Elrod and wife Lori M. Elrod**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lacey Anne Saggio and Louis Joseph Saggio, III, wife and husband,** 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:

Lot 42, Jackson's Grove, Phase One, as shown on plat of record in Plat Book 8250, Page 895, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Russell Elrod, and wife Lori M. Elrod by deed dated July 27, 2005 from Primacy Closing Corporation, a Corporation organized under the laws of Nevada of record in Instrument No. 20050817-0097660, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Primacy Closing Corporation by deed from Michael A. Bennett and wife, Melissa E. Bennett of record in Instrument No. 20050817-0097659 said Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1101 Lili Lane, Hermitage, TN 37076**

(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 our hands this **30th day of April, 2010**.

Russell Elrod

Lori M. Elrod

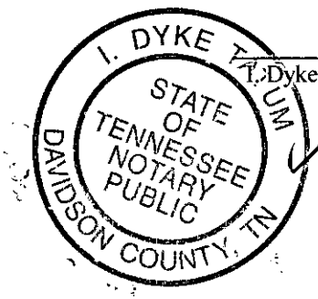
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Russell Elrod and wife Lori M. Elrod** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2010.

Commission expires: May 6, 2013



T. Dyke Tatum Notary Public