Bk 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100030221 DEEDWARR
Recvd: 05/19/10 13:46 2 pgs
Fees:13.00 Taxes:2756.50
20100519-0038724

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $745,000.00.

William Gavigan
Affiant

Subscribed and sworn to me on May 18, 2010.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24517SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dana T. Nappi 1816 Cedar Lane Nashville, TN 37212	SAME AS NEW OWNERS	117-4-221.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William M. Gavigan, IV and wife, Charlotte V. Gavigan, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Dana T. Nappi, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A.B. Montgomery Land of record in Plan Book 1, page 22, in the Chancery Court at Nashville, more particularly described as follows:

Beginning on the northerly margin of Cedar Lane, 89.0 feet east of the northeast corner of said Lane and Battery Place; thence northwardly 165.0 feet to the southerly margin of a 5 foot reserve strip; thence with said strip, eastwardly 100.0 feet to the northwest corner of the property conveyed to R.A. McWhirter and wife, by deed from Walter Stokes and wife, of record in Book 1066, page 474; thence with McWhirter's westerly line, southwardly 165.0 feet to the northerly margin of Cedar Lane; thence with said Lane, westwardly 100.0 feet to the beginning.

Being the same property conveyed to William M. Gavigan, IV and wife, Charlotte V. Gavigan, by Warranty Deed from Brady Seals, unmarried, of record as Instrument No. 20020507-0055962, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Matters shown on plan of record in Plan Book 1, page 22, in the Chancery Court at Nashville Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1816 Cedar Lane, Nashville, TN 37212.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on May 18, 2010.

William Gavigan
William M. Gavigan, IV

C V Gavigan
Charlotte V. Gavigan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 18, 2010, before me personally appeared William M. Gavigan, IV and Charlotte V. Gavigan to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 18, 2010.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

My Commission Expires: