Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

PROPERTY OWNER

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-17-12

(AFFIX SEAL)

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christa Gaskill	Suntrust Mortgage	091020002500
(NAME)	(NAME)	
6211 New York Avenue	401 Commerce St. Ste. 6100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37219	
(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, Albino Albanese and wife, Annamae Albanese, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christa Gaskill, unmarried, 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:

Being the westerly 25 feet of Lot 10 and the easterly 12.5 feet of Lot 12 of Block 21 on the Map of Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for said County.

Said parts of said lots front together 37.5 feet on the southerly side of New York Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Albino Albanese and wife Annamae Albanese, by deed of record in Instrument No. 20051227-0153872, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Albino Albanese and Annamae Albanese by Jeanie Johnson as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100623-0049102, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6211 New York Avenue, 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 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.

BILL GARRETT, Davidson County
Trans:T20100038335 DEEDWARR
Recvd: 06/23/10 14:35 2 pgs
Fees:13.00 Taxes:239.39
20100623-0049103

Witness our hands this 15th day of June, 2010.

Albino Albanese by Jeanie Johnson, his attorney in fact

Annamae Albanese by Jeanie Johnson, her attorney in fact

STATE OF TENNESSEE

COUNTY OF

On this the 15th day of June, 2010, before me personally appeared Jeanie Johnson, the person who executed the foregoing instrument on behalf of Albino Albanese and Annamae Albanese and who acknowledged that she executed the same as the free act and deed of the said Albino Albanese and Annamae Albanese, through Powerof Attorney granted her by the said Albino Albanese and Annamae Albanese.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2010.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County