BILL GARRETT, Davidson County
Trans:T20100048523 DEEDWARR
Recvd: 08/06/10 08:45 2 pgs
Fees:13.00 Taxes:1017.50
20100806-0061888

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2010

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

AMANDA VAUGHN — State of Tennessee Notary Public — DAVIDSON COUNTY

File No.: ALW-10-2823

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Neff and Anne Neff	NEW OWNER	104-14-40.00
(NAME)	(NAME)	
608 South Wilson Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DANIELE CAROLEO, MARRIED (NOW KNOWN AS DANIELE C. LAFRENIERE)**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **PETER NEFF AND WIFE, ANNE NEFF**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot Nos. 16 and 17 on the Map of Sharondale Subdivision, as of record in Book 332, page 119, Register's Office for said county, being Lot No. 4 on an unrecorded Map of W. T. Clark's Subdivision, described according to a survey made by Pete Mayer, Surveyor, January 22, 1946, as follows: Beginning on the southeasterly margin of Woodlawn Drive at a point 180.3 feet southwesterly of the southwesterly right of way line of the Tennessee Central Railroad, said point being the corner of Lot Nos. 3 and 4; thence with the line between said Lot Nos. 3 and 4 southeastwardly 165 feet; thence southwestwardly 55 feet; thence northwestwardly 164 feet to the southeasterly margin of said Drive; thence with the margin of said Drive, northeastwardly 60 feet to the beginning.

Included in the above description, but expressly excluded from this conveyance is that property conveyed to the State of Tennessee of record in Book 4738, page 557, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniele Caroleo by Warranty Deed from David H. Hammett and Sarah M. Hammett, recorded on the 11th day of September, 2006 in Instrument No. 20060911-0112105, in the Register's Office of Davidson County, Tennessee.

The said Daniele Caroleo is now known as Daniele C. LaFreniere.

Andre LaFreniere joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property by virtue of his marriage to Daniele C. LaFreniere.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2823 Woodlawn Drive, Nashville, TN 37215
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 1st day of August, 2010.

Daniele C. LaFreniere

Daniele C. LaFreniere

Andre LaFreniere

Andre LaFreniere

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniele C. LaFreniere and Andre LaFreniere, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of August, 2010.

Notary Public
My Commission Expires: August 23, 2011

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171