BILL GARRETT, Davidson County
Trans:T20100060003 DEEDWARR
Recvd: 09/23/10 13:56 2 pgs
Fees:13.00 Taxes:510.60

20100923-0075801

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of September, 2010.

Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph B. Gargano Heather Gargano	New Owner	061-15-0-269.00
1424 Norvel Ave	Same	
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Barry Brewer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Lee Gargano and Joseph Breaux Gargano, husband and wife

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:

Land in Davidson County, Tennessee, being Lot 12, SHADOWLAWN SUBDIVISION (erroneously referred to as Shadowland in deeds of acquisition), as shown on plat of record in Plat Book 1130, Page 84, 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 by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-8 to Barry A. Brewer as recorded on the 8th day of December, 2009 in Instrument No. 20091208-0112165; Substitute Trustee's Deed from Recontrust Company, Substitute Trustee to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-8 as recorded on the 10th day of August, 2009 in Instrument No. 20090810-0074950 and Warranty Deed from Kenneth Edgar Daly, Sr., Administrator of the Estate of Kenneth Edgar Daly, Jr. to Bill Spencer, a single person as recorded on the 14th day of January, 2005 in Instrument No. 20050114-0005560, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 1130, Page 84, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1424 Norvel Ave, Nashville, TN 37216.

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 in 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 my/our hand(s) this 17th day of September, 2010.

Barry Brewer

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, Barry Brewer , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2010.

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013

(Seal)

Notary Public
My Commission Expires: 8/20/2013