BILL GARRETT, Davidson County
Trans:T20110000605 DEEDWARR
Recvd: 01/04/11 09:00 2 pgs
Fees:13.00 Taxes:595.70
20110104-0000846

WARRANTY DEED

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

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
Eric Savaiano	Prime Lending, a PlainsCapital	08203044500
(NAME)	(NAME)	
1105 Lischey Avenue	18111 Preston Rd., Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Dallas, TX 75252	
(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, **Jason Widner, and Amanda Widner, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Savaiano, and Mckenzie Savaiano**, 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 No. 5 and the northerly ½of Lot No. 6 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and part of Lot No. 6 fronts together 46.5 feet on the easterly side of North 4th Street and extends back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Jason Widner, and Amanda Widner, husband and wife by deed dated April 24, 2006 from Adrian Dexter Samuels and wife, Ivanette D. Samuels, husband and wife of record in Instrument No. 20060503-0051137, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1105 Lischey Avenue, Nashville, TN 37207**

(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.

Amanda Widner executed this instrument on behalf of Jason Widner pursuant to a Power of Attorney of record in Instrument No. 20110104-0000845 Register's Office, Davidson County, Tennessee.

Witness our hands this 28 day of December, 2010.

Jason Widner by
Amanda Widner Attorney in Fact
Jason Widner
By: Amanda Widner, as Attorney -In-Fact

Amanda Widner
Amanda Widner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Amanda Widner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee this 28 day of December ,2010.

Commission expires:

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Amanda Widner** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Attorney-In-Fact by Power of Attorney, on behalf of Jason Widner, and to be the person who executed the foregoing instrument for the purpose therein contained, and thatshe executed the same as her free act and deed.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee this 28 day of December ,2010.

Commission expires:

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

Notary Public