Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(2)

WARRANTY DEED

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

R-VRES-11-107

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,900.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF February, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/26/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley M. Aull	NEW OWNER	
107 32nd Avenue South	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		104-6-190.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we STEVEN CONTI AND WIFE, VICTORIA LANCELOTTA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WESLEY M. AULL , AN UNMARRIED MAN, 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 LOT 12, PLAN OF THE BRANSFORD REALTY COMPANY'S WEST END AVENUE PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 15, 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 TO STEVEN CONTI AND WIFE, VICTORIA LANCELOTTA BY WARRANTY DEED FROM SALVATORE CONTI AND MARY W. CONTI, BOTH UNMARRIED PERSONS, RECORDED ON THE 18TH DAY OF SEPTEMBER, 2009 IN INSTRUMENT NO. 20090918-0087278, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 15; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 107 32nd Avenue South, Nashville, Tennessee 37212
(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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110012511 DEEDWARR
Recvd: 03/02/11 10:07 2 pgs
Fees:13.00 Taxes:1191.03
20110302-0016669

Witness my/our hand(s) this 17th day of February, 2011.

Steven Conti by Laura Mitchell, atty-in-fact
Steven Conti by Laura Mitchell as Attorney in Fact

Victoria Lancelotta by Laura Mitchell, atty-in-fact
Victoria Lancelotta by Laura Mitchell as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of February, 2011, before me personally appeared LAURA MITCHELL to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Steven Conti and wife, Victoria Lancelotta and who acknowledged he/she/they executed the same as the free act and deed of the said Steven Conti and wife, Victoria Lancelotta.

Witness my hand and official seal, this the 17th day of February, 2011.

Notary Public

My Commission Expires: 05-10-12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903