BILL GARRETT, Davidson County
Trans:T20110023519 DEEDWARR
Recvd: 04/21/11 09:28 2 pgs
Fees:13.00 Taxes:1036.00
20110421-0030727

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **11-1053**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/19/2011**, by and between **Celeste Mize, an unmarried individual**, parties of the first part, and **Michelle L Spezia, a single woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being part of Lots No. 2 And 3, on the plan of E.S. Priest's Subdivision of record in Plat Book 161, Page 43, in the Register's Office of Davidson County, Tennessee. Beginning at a point on the southerly margin of Woodland Street, formerly Lindsley Avenue, 50.5 feet easterly from 13th Street, the northeast corner of Lot No. 1 in said subdivision; thence southwardly with the dividing line between Lot Nos. 1 and 2, 186 feet 8-1/2 inches to an alley; thence eastwardly with said alley, 53.0 feet; thence in a northerly direction crossing the dividing line between said Lot Nos. 2 and 3 at a point 53.0 feet from Woodland Street, in all 193 feet 5-1/2 inches, more or less, to Woodland Street; thence westwardly with Woodland Street, 49.5 feet to the beginning.

Being the same property conveyed to Celeste Mize, an unmarried woman by deed dated July 2, 2008 from William T Justice and wife, Julie e. Justice of record as Instrument No. 20080708-0069971, said Register's Office.

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

Parcel ID # **83-9-164**
Improved property located at: **1302 Woodland Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Celeste Mize

Celeste Mize

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Celeste Mize** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of April, 2011..

Notary Public

My Commission Expires: 7/5/11

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Owner's Name: **Michelle L Spezia**

and Address: **1302 Woodland Street, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Pinnacle National Bank
150 3rd Avenue South
Nashville, TN 37201

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$280,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF ~~**Davidson**~~ Williamson

Subscribed and sworn to before me this 19th day of April, 2011.

Notary Public

My Commission Expires: April 28, 2014

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 28, 2014