| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 417,500.00.<br>Carmen Coates<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2011<br>Notary Public<br>MY COMMISSION EXPIRES: _____<br>(AFFIX SEAL) |

ANGIE L LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher J. Tardio | Avenue Bank | MAP 104-11-0 |
| 2123 Bernard Avenue | 3823 Cleghorn Avenue | PARCEL 355.00 |
| Nashville, TN 37212 | Nashville, TN 37215 | |
| (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, **Stephen Eric Jolly and wife, Carina L. Jolly**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher J. Tardio, an unmarried person**

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. 39 on the Plan of St. Bernard Place of record in Plat book 161 page 171, in the Registers Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 50 feet on the southerly side of Bernard, formerly St. Bernard Avenue, and runs back 143.34 feet on the easterly line and 142.9 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Stephen Eric Jolly and Carina L. Jolly by deed from Monte Poe and Chris Marchetti, of record in Instrument No. 20051215-0150699, in the Registers Office for Davidson County, Tennessee, dated November 23, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2123 Bernard Avenue, Nashville, TN 37212.**

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 sing... plural, the plural the singular, and the use of any gender shall be applicable to all gend...

BILL GARRETT, Davidson County
Trans:T20110032123 DEEDWARR
Recvd: 05/31/11 13:26 2 pgs
Fees:13.00 Taxes:1544.75
20110531-0041294

Witness my hand( ) this the 27th day of May, 2011.

Stephen Eric Jolly

Carina L. Jolly

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Eric Jolly** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named ~~bargainor~~__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of May, 2011.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carina L. Jolly** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named ~~bargainor~~__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of May, 2011.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN