WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2011

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/7/12

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Martha Mancinelli	NEW OWNER	Parcel ID:
5845 Nolensville Pike, #148	5845 Nolensville Pike; #148	08212026100
Nashville, TN 37211	Nashville, TN. 37211	

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 acknowledged, we

James B. Otey and wife, Ruby D. Otey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Martha Mancinelli and husband, Luciano Scala

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:

Being Lot No. 23 on the Plan of D.D. Phillips Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for said County, described as follows:

Said Lot No. 23 fronts 50 feet on the southerly side of Silverdene Place, formerly Georgia Street, and runs back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to James B. Otey and Ruby D. Otey by deed from Edmond E. Pewett and Pauline E. Pewett, of record in Book 3766, Page 281, dated May 30, 1964, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 31, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 926 Silverdene Place, Nashville, TN 37206

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.

Witness our hands this 31st day of May, 2011.

James B. Otey

Ruby D. Otey

BILL GARRETT, Davidson County
Trans:T20110032355 DEEDWARR
Recvd: 06/01/11 10:15 2 pgs
Fees:13.00 Taxes:131.35
20110601-0041595

STATE OF ILLINOIS
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Otey and Ruby D. Otey, 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 and official seal at Waukegan; Illinois, this 31st day of May, 2011.

My Commission Expires: 1/4/2015 Notary Public

OFFICIAL SEAL
NORMA HARRIS
Notary Public - State of Illinois
My Commission Expires Jan 4, 2015