WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033296 DEEDWARR
Recvd: 06/03/11 13:02 2 pgs
Fees:13.00 Taxes:999.00
20110603-0042693

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF ~~MAY~~, 2011.

Notary Public

MY COMMISSION EXPIRES: March 3, 2015

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blair R. Davis	Same	**155-15-A103CO**
(NAME)	(NAME)	
5232 Beech Ridge Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Lisa Marie DiLuigi, married and Ana Maria Durelli DiLuigi, Trustee of the Ana Maria Durelli DiLuigi Revocable Trust u/a/d July 14, 2000,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blair R. Davis, 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. 103 on the Plan of Stonemeade, Section II, of record in Book 7900, page 525, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lisa Marie DiLuigi, unmarried and Ana Maria Durelli DiLuigi, Trustee of the Ana Maria Durelli DiLuigi Revocable Trust u/a/d July 14, 2000 by deed from Robert B. Peck and wife, Joan T. Peck, of record in Instrument No. 20050830-0103566, Register's Office for Davidson County, Tennessee. The said Lisa Marie DiLuigi is now married.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **5232 Beech Ridge Road, Nashville, TN 37221**

(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.

Witness our hands this 1st day of ~~May~~, 2011.

Lisa Marie DiLuigi

Ana Maria Durelli DiLuigi, Trustee of the Ana Maria Durelli DiLuigi Revocable Trust u/a/d July 14, 2000
By: Lisa Marie DiLuigi, Attorney in Fact

Ana Maria Durelli DiLuigi, Trustee of the Ana Maria Durelli DiLuigi Revocable Trust u/a/d July 14, 2000
By: Lisa Marie DiLuigi, Attorney in Fact

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 **Lisa Marie DiLuigi**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st DAY OF ~~MAY~~ JUNE, 2011.

Commission expires:

7-5-11

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Lisa Marie DiLuigi** and who, upon her oath acknowledged herself to be the Attorney-In-Fact for the within named Ana Marie Durelli DiLuigi, Trustee of the Ana Marie Durelli DiLuigi Revocable Trust u/w/a July 14, 2000, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st DAY OF ~~MAY~~ JUNE, 2011.

Commission expires:

7-5-11

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public