WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew A. Grant **And** **Stephanie A. Chalk**	New owner	**103-04-050.00**
(NAME) **4508 Wyoming Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **Helen Carletello**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew A. Grant and Stephanie A. Chalk as joint tenants with the right of survivorship**, 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 the Westerly 10 feet of lot No. 407 and the easterly 40 feet of lot No. 409 of Block No. 22 on the plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County.

Said parts of lots Nos. 407 and 409 front together 50 feet on the Northerly side of Wyoming, formerly SixthAvenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Helen Carletello and husband, Domingo Carletello by deed dated March 10, 2005 from James Morrow, Executor of the Estate of Mary Phillips, Formerly Bairdof record in Instrument No. 20050311-0027151, Register's Office for Davidson County, Tennessee. Domingo Carletello is now deceased and is survived by his wife Helen Carletello.

unimproved ☐

This is improved ☒ property, known as **4508 Wyoming Avenue, Nashville, TN 37209**

(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.

BILL GARRETT, Davidson County
Trans:T20110042567 DEEDWARR
Recvd: 07/14/11 15:10 2 pgs
Fees:13.00 Taxes:1017.50
20110714-0054061

Witness our hands this **7th day of July, 2011**.

Helen Carletello by Theresa L. Smith as Attorney-In-Fact

Helen Carletello

By, Theresa L. Smith, as Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Theresa L. Smith** with whom I am personally acquainted, and who, upon oath, acknowledgedherself to be the **Attorney-In-Fact** by **Power of Attorney** on behalf of **Helen ~~Domingo~~** *Carletello and being authorized to do so, executed this instrument on her behalf as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 7th day of July, 2011.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public