WARRANTY DEED

ET-11-2258

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 04-17-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard T. Cefalo	Richard T. Cefalo	
509 Bismark Drive	(NAME) 509 Bismark Dr.	95-10-23.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONNA J. SEIGAL AND HER HUSBAND, CHRISTOPHER M. SEIGAL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD T. CEFALO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being shown as Tract No. 1 on a survey prepared by Cantrell, Connell & Morrison, Engineers, dated January 1958, described as follows: Beginning at a point on the Northwesterly margin of Bismark Drive, said point being the Northwest corner of Lot No. 184 on the Plan of Elm Hill Acres, Section IV, as of record in Book 2331, Page 118, Register's Office Davidson County, Tennessee; thence with the margin of said Drive North 43 degrees 39 minutes East 70 feet to a point; thence with the line between Tract No. 1 and Tract No. 2 on said survey in a Northwesterly direction 304.3 feet, more or less, to the center of Mill Creek; thence with the center of Mill Creek 71 feet, more or less, to point; then South 46 degrees 21 minutes East 294.8 feet, more or less to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Donna J. Baker n/k/a Donna J. Seigal and Christopher M. Seigal to Donna J. Seigal and Christopher M. Seigal, husband and wife as recorded on the 15th day of August, 2005 in Instrument No. 20050815-0096105; Quitclaim Deed from Donna J. Baker and Christopher M. Seigal, as tenants in common with the right of survivorship to Donna J. Baker and Christopher M. Seigal, wife and husband, as tenants in the entirety as recorded on the 23rd day of November, 1995 in Deed Book 9870, Page 975 and Warranty Deed from Robert D. Roach and wife, Leila F. Roach to Donna J. Baker and Christopher M. Seigal, as tenants in common with the right of survivorship as recorded on the 7th day of March, 1995 in Deed Book 9613, Page 287, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to county property taxes for the year 2011 and subsequent years which are not yet due and payable, and subject to all easements, restrictive covenants, zoning regulations, building restrictions and set back lines, if any, and rights of way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 509 Bismark Drive, Nashville, Tennessee 37210
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20110045784 DEEDWARR
Recvd: 07/28/11 11:06 2 pgs
Fees:13.00 Taxes:499.50
20110728-0057791

Witness my/our hand(s) this 25th day of July, 2011.

Donna J. Seigal

Donna J. Seigal

Christopher M. Seigal

STATE OF Tennessee
COUNTY OF Wilson

On this the 25th day of July, 2011, before me personally appeared Donna J. Seigal and Christopher M. Seigal to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of July, 2011.

Beverly J. Heatherly

Notary Public
My Commission Expires: 09-17-11

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520