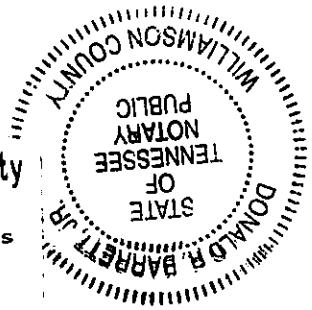
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Emiljano Ago
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/25/15

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110060349 DEEDWARR
Recvd: 09/28/11 13:59 2 pgs
Fees:13.00 Taxes:629.00

20110928-0075235

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emiljano Ago	New Owner	108120B08300CO
(NAME)	(NAME)	
3493 Harborwood Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James A. Lazenby, married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Emiljano Ago and Elda Ago, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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. 100 on the Plan of Harborview, Section Two, Phase 1-A, of record in Plat Book 6900, pages 756-758 as amended in Book 9096, Page 764 said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James A. Lazenby, a single person by Deed from Scott D. Erby, dated 06/22/1998 and filed for record on 06/30/1998 in Book 10997, Page 989, Register's Office for Davidson County, Tennessee.

* Said property is not the marital residence of said Grantor.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 756-758, Book 9096, Page 764, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7471, Page 26, as amended of record in Book 7646, Page 142, as amended of record in Book 7646, Page 147, as amended of record in Book 8263, Page 534, as amended of record in Book 8271, Page 863, as amended of record in Book 8297, Page 380, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 5856, Page 84, said Register's Office.

Storm water Detention Agreement of record in Book 7390, Page 270, said Register's Office.

Charter of record in Book 7522, Page 339, said Register's Office.

Charter of record in Book 8263, Page 554, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 8297, Page 376, said Register's Office.
County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3493 Harborwood Circle, Nashville, TN 37214
(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/or 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/or 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 my hand this 23rd day of September, 2011.

James A. Lazenby

State of Tennessee
County of Williamson

Personally appeared before me James A. Lazenby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of September, 2011.

Notary Public
My Commission Expires: 9/25/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027