BILL GARRETT, Davidson County
Trans:T20110060466 DEEDWARR
Recvd: 09/29/11 08:53 2 pgs
Fees:13.00 Taxes:710.40
20110929-0075322

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 10.16.11
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

P-KW-11-2820

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damiano Navanzati	Damiano Navanzati (NAME)	
2820 Gaywinds Ct.	2820 Gaywinds Ct (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	062-11-0-028.00

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 JAY M. LOUVIERE, ALSO KNOWN AS JAY M. LOUVIER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAMIANO NAVANZATI, 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 Lot No. 207 on the Plan of Sutherland Heights Subdivision, Section 5, of record in Plat Book 2900, Page 1, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 207 fronts 119.0 feet on the westerly side of Gaywinds Court and runs back 255.9 feet on the southerly line and 250.6 feet on the northerly line to a dead line, measuring 118.2 feet thereon.Being the same property conveyed to Jay M. Louvier, unmarried, by Quitclaim Deed from Margie Roberts, widow, of record in Instrument Number 20100226-0014849, in the Register's Office for Davidson County, Tennessee, dated February 4, 2010.

Also see Affidavit of Heirship regarding Richard D. Roberts recorded as Instrument No. 20100226-0014848, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Richard D. Roberts and Jay M. Louviere, both unmarried, by Warranty Deed recorded as Instrument No. 20061107-0138605, in the Register's Office for Davidson County, Tennessee, dated November 2, 2006.

This conveyance is subject to A) 2011 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2900, page 1, Book 2907, page 175, Davidson County, Tennessee.

Jay M. Louviere is also known as Jay M. Louvier.

unimproved ( )
This is improved (X) property, known as 2820 Gaywinds Ct., Nashville, Tennessee 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 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 27th day of September, 2011.

Jay M. Louviere

Jay M. Louvier

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of September, 2011, before me personally appeared Jay M. Louviere, also known as Jay M. Louvier to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of September, 2011.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959