WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110071959 DEEDWARR
Recvd: 11/15/11 09:08 2 pgs
Fees:13.00 Taxes:628.63
20111115-0089059

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: November 28, 2011

(AFFIX SEAL)

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
Glenn De Ghetto	Farmington Financial Group	141120D12700CO
(NAME)	(NAME)	
127 Morton Mill Circle	1912 21st Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37212	
(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, **Theresa Daly, Personal Representative of the Estate of Mary G. Dubuque**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Glenn De Ghetto and wife, Theresa De Ghetto**, 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 all of Unit No. 127, on the plan of Third Revision, Morton Mill Estates, of record in Plat Book 7900, Page 561, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mary G. Dubuque, an unmarried person by Deed from Rubye E. Davis and husband, William T. Davis, dated 03/21/1997 and filed for record on 03/24/1997 in Book 10389, Page 725, Register's Office for Davidson County, Tennessee. Mary G. Dubuque died April 17, 2011, leaving a Last Will and Testament that has been admitted to Probate Court of Davidson County, Tennessee, under Case No. 11P-829. Pursuant to said Will, Theresa Daly as the Personal Representative of the Estate of Mary G. Dubuque, acting alone and without the joinder of any beneficiary, is authorized and directed to administer the real property owned by the said Mary G. Dubuque, including the authority to sell and convey the said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 6900, Page 406, Plat Book 7900, Page 561, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7546, Page 145, said Register's Office. Said restrictions were amended in Book 7936, Page 704 and Book 8079, Page 804, said Register's Office. Said By-Laws were amended of record in Book 7936, Page 709, said Register's Office.
Communications Right of Way Easement of record in Book 6009, Page 51, said Register's Office.
Charter of record in Book 7414, Page 335, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 7548, Page 963, said Register's Office.
County of Davidson taxes for the year 2012 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 127 Morton Mill Circle, 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 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 4th day of November, 2011.

Theresa B. Daly Executrix
Theresa Daly, Personal Representative of the Estate of
Mary G. Dubuque

STATE OF Massachusetts
COUNTY OF Barnstable

Personally appeared before me, a notary public in and for said county and state, Theresa Daly with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged herself to be the Personal Representative of the Estate of Mary G. Dubuque and that she as such Personal Representative of The Estate of Mary G. Dubuque executed the foregoing instrument for the purposes therein contained by signing the name of the entity by herself as Personal Representative of the Estate of Mary G. Dubuque.

Witness my hand and seal this 4th day of November, 2011.

Notary Public
My Commission Expires: July 25, 2014

SALLY AMELIA LEWIS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
July 25, 2014

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