BILL GARRETT, Davidson County
Trans: T20120058476 DEEDWARR
Recvd: 08/07/12 13:37 2 pgs
Fees: 13.00 Taxes: 806.60

20120807-0070331

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2012.

J Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 9-9-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Way	ASCEND FEDERAL CREDIT UNION	072-03-0-049.00
(NAME)	(NAME)	
1212 Stratford Avenue	520 AIRPARK DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	TULLAHOMA, TN 37388	
(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, we, **Philip D. Anania, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William Way and Lauren Smith**, 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 the Easterly 50 feet of Lot No. 238, on the Plan of Inglewood Place, as shown by plat appearing of record in Plat Book 332, Page 101, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. Said part of Lot No. 238 fronts 50 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Philip D. Anania, an unmarried man by Warranty Deed dated July 31, 2006, from east Egg Ventures, LLC, a Tennessee limited liability company, and filed for record on August 3, 2006, in Instrument No. 20060803-0094907, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 332, Page 101, Register's Office of said County.

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 1212 Stratford Avenue, Nashville, TN 37216
(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 31st day of July, 2012.

Philip D. Anania

State of Connecticut
County of Hartford

Personally appeared before me Philip D. Anania, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2012.

Notary Public
My Commission Expires: 4/30/17

LATASHA M EDWARDS
Notary Public
Connecticut
My Commission Expires Apr 30, 2017

LATASHA M EDWARDS NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067