WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20120069582 DEEDWARR
Recvd: 09/17/12 10:00 2 pgs
Fees:13.00 Taxes:451.40
20120917-0083983

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank R. Izaguirre	Frank R. Izaguirre	Map 161-15-B
(NAME) 501 Swiss Avenue	(NAME) 501 Swiss Avenue	Parcel 36 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FRANK MARGHELLA AND EMILY JAIMA WILLIAMS MARGHELLA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK R. IZAGUIRRE**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Unit No. 36 of RoseMonte Townhomes, Phase 1, established by Master Deed of record in Instrument No. 20051117-0138877, amended in Instrument No. 20070517-0059078 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Frank Marghetta, unmarried, and Emily Jaima Williams, unmarried, by Quitclaim Deed from Frank Marghella, unmarried, of record in Instrument No. 20080401-0032346, said Register's Office. Frank Marghetta and Emily Jaima Williams have since married. Emily Jaima Williams is now known as Emily Jaima Williams Marghella.

This conveyance is subject to (a) 2012 real property taxes; and (b) all matters appearing in the Master Deed of record in Instrument No. 20051117-0138877, amended in Instrument No. 20070517-0059078, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 501 Swiss Avenue, Nashville, Tennessee 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 14th day of September, 2012.

Frank Marghella

Frank Marghella

Emily Jaima Williams Marghella by Frank Marghella

Emily Jaima Williams Marghella

By: Frank Marghella, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Marghella, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14 day of September, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of September, 2012, before me personally appeared Frank Marghella, to me known to be the person who executed the foregoing instrument on behalf of Emily Jaima Williams Marghella and acknowledged that he executed the same as the free act and deed of Emily Jaima Williams Marghella .

Witness my hand and official seal at Nashville, Tennessee this 14 day of September, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public