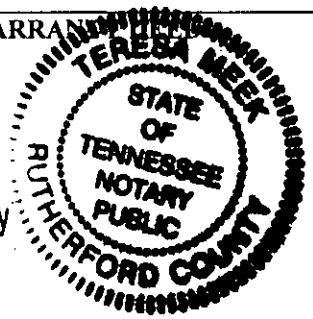
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20120088130 DEEDWARR
Recvd: 11/19/12 10:14 2 pgs
Fees:13.00 Taxes:703.00



20121119-0106320

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **16th** day of **November, 2012**

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9045 Carothers Pkwy, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Everhart Hedrick and Mary Elinor Underhill	New Owner	06116002700
(NAME)	(NAME)	
1222 Greenland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **John Fucile and Lisa DeAngelo**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua Everhart Hedrick and wife, Mary Elinor Underhill,** hereinafter called the Grantees, their 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 part of Tract No. 3 in the subdivision of Dr. William Williams' land, a plan of which as of record in Plan Book 2, page 128, Chancery Court at Nashville, described according to a survey made by R.L. Montoya, Surveyor, dated June 30, 1980, as follows:

Beginning at the southwest corner of Greenland and Kennedy Avenues, thence with the south line of Greenland Avenue, westwardly 100 feet to the northeast corner of the property conveyed to Greg C. Taylor and wife, Sherry Walker Taylor by deed from Jack L. Plummer and wife, Cora Frances Plummer, of record in Book 5404, page 262, Register's Office for said County; thence with their east line, southwardly 175 feet; thence eastwardly 98 feet to the westerly margin of Kennedy Avenue; thence with the westerly margin of said Avenue, northwardly 175.1 feet to the point of beginning.

Being the same property conveyed to John Fucile and Lisa DeAngelo by Warranty Deed from Douglas A. Brooks, a married man, dated November 13, 2009 of record in Instrument No. 20090115-0004090, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1222 Greenland Ave, Nashville, TN 37216

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, has 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 **16th** day of **November, 2012**

John Fucile

Lisa DeAngelo

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, **John Fucile and Lisa DeAngelo**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **November, 2012**

Notary Public

My commission expires: May 16, 2015

TERESA MEEK
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY