WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120090281 DEEDWARR
Recvd: 11/27/12 14:02 2 pgs
Fees:13.00 Taxes:2368.00
20121127-0108851

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-15-15
(AFFIX SEAL)

DIANA A. [illegible] NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Green Lara Apgar	CEFCU	104-11-314
(NAME)	(NAME)	
2527 Blair Avenue	P.O. BOX 1715	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Peoria, IL 61656-1715	
(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, **Fabio Fallico and wife Jenny Pitts,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin Green and Lara Apgar, husband and wife**, 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 the westerly 95.0 feet of Lot No. 87 on the Map of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for Davidson County, Tennessee

SAID property fronts 95.0 feet on the southerly margin of Blair Boulevard and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Fabio Fallico by deed from Pyne Properties, LLC of record in Instrument No. 20060413-0042862 Register's Office for Davidson County, Tennessee dated March 30, 2006. The said Fabio Fallico is now married to Jenny Pitts.

The said Jenny Pitts, wife of the said Fabio Fallico, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐
This is improved ☒ property, known as **2527 Blair Avenue, Nashville, TN 37212**
(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 my hand this 15th day of November, 2012.

Fabio Fallico by Dana R. Griscom Attorney in fact
Fabio Fallico
By: Dana R. Griscom, Attorney in Fact

Jenny Pitts by Dana R. Griscom Attorney in fact
Jenny Pitts
By: Dana R. Griscom, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dana R. Griscom with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Fabio Fallico and Jenny Pitts and being authorized to act on behalf of said persons he/she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15TH DAY OF NOVEMBER, 2012.

Commission expires: 7/6/2015



Shannon Philbin Notary Public