WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/12 11:53 2 pgs
Fees:13.00 Taxes:184.63
20121210-0113530

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$49,900.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 3rd day of November, 2012

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brianne B. Angarole	New American Mortgage, LLC	08203011900
1105 N. 2nd Street	841 Seahawk Circle	
Nashville, TN 37207	Virginia Beach, VA 23452	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dale M. Quillen**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brianne B. Angarole, an unmarried woman and Emily Angarole, an unmarried woman, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 58 on the Plan of Benedict Land Company's Subdivision of the Lindelay Tract, as of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the easterly side of North Second Street, and runs back between parallel lines 181 feet to an alley.

Being the same property conveyed to Dale M. Quillen from Francene D. Perry, Trustee under the Testamentary Trust of Virgie M. Watkins, deceased, of record in Will Book 5557, Page 1363689, Probate Clerk for Davidson County, Tennessee, also of record in Instrument Number 20040826-0106594, Register's Office for Davidson County, Tennessee, by Warranty Deed on July 18, 2005, of record in Instrument Number 20050719-0083974, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien but not yet due and payable. 2013 Taxes are estimated to be $761.93 due 10/1/13 for Map & Parcel 08203011900.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 509, Page 333 and Book 2485, Page 371, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1105 N. 2nd Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 3, 2012.

Dale Quillen
Dale Quillen

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dale M. Quillen** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 3, 2012

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY