WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,893.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2013.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20130008934 DEEDWARR
Recvd: 02/01/13 09:42 2 pgs
Fees:13.00 Taxes:1043.37

20130201-0010598

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diego G. Mastronardi	Branch Banking and Trust Company	08216031400
(NAME)	(NAME)	
1017 Mooreland Drive	301 College Street	
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42103	Greenville, SC 29601	
(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, NATALIE DIANE GARNER AND SPOUSE TAYLOR GARNER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIEGO G. MASTRONARDI AND WIFE, JANE C. GIBSON, 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 Lot No. 18, JS Williams Addition, Edgefield, as shown on plat of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Natalie Diane Coleman, unmarried, by deed of record as Instrument No. 20051018-0125327, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Natalie Diane Garner (fka Natalie Diane Coleman) and husband Taylor Garner by Quitclaim Deed from Natalie Diane Garner, dated June 19, 2009 and recorded as Instrument no. 20090619-0057089, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF JS WILLIAMS ADDITION, EDGEFIELD, AS OF RECORD IN PLAT BOOK 21, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 625 Boscobel Street, Nashville, TN 37206
(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 24th day of January, 2013.

Natalie Diane Garner
Natalie Diane Garner

Taylor Garner

STATE OF ILLINOIS

COUNTY OF DuPage

On this 24th day of January, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Natalie Diane Garner and Taylor Garner***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

*** spouse**

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-17-2016

Notary Public

OFFICIAL SEAL
MONICA D GRECO
Notary Public - State of Illinois
My Commission Expires Dec 17, 2016

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115