Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20130021913 DEEDWARR
Recvd: 03/18/13 13:09 3 pgs
Fees: 18.00 Taxes: 408.85
20130318-0026597

This instrument was prepared by:
DLO Title, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012010001

STATE OF TENNESSEE
COUNTY OF Williamson

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

The actual consideration or value, whichever is greater, is $110,500.00

Sworn to and subscribed before me this 12th day of March, 2013.

Coleen Newcomb
Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Nagy Eilia 3309 Clapham Road Antioch, TN 37013	New Owners Lender US. Bank. N.A. 4801 Frederica St. Owensboro, Ky. 42301	149-070C-047.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gregory S. Nagle , and wife Jennifer Nagle**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nagy Eilia and Gawhara Eilia, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No.47, on the Plan of Final Plat, Highlands of Chelsea Village, Section Two, as shown by plat appearing of record in Instrument Number 200506150068393, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gregory S. Nagle and wife Jennifer Nagle by deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument 200606060066610, Register's Office for Davidson County, Tennessee, dated May 31, 2006.

This is improved property known as **3309 Clapham Road, Antioch, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 8 day of March, 2013.

X _____ 3/8/13
Gregory S. Nagle

X _____ 3/8/13
Jennifer Nagle

See attached California All Purpose Acknowledgment

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Gregory S. Nagle and Jennifer Nagle, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of March, 2013.

_____
Notary Public
My Commission Expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of RIVERSIDE

On Mar 08 2013 (Date) before me, RICHARD LIM, Notary Public (Here Insert Name and Title of the Officer),

personally appeared GREGORY S. NAGLE and JENNIFER NAGLE (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RICHARD LIM
Commission # 1954111
Notary Public - California
Riverside County
My Comm. Expires Sep 26, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: MAR 08 2013 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

© 2010 National Notary Association · NationalNotary.org · 1-800-US NOTARY (1-800-876-6827)