Davidson County DEEDWARR
Recvd: 04/19/13 14:40 3 pgs
Fees:18.00 Taxes:518.00
20130419-0039295

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1068**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/19/2013**, by and between **Sheri Noble, an unmarried individual**, parties of the first part, and **Julian Dorio, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being the east 50 feet of Lot No 23 on the plan of East Hill Addition of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 50 feet on the north side of West Delmas Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Sheri Noble by deed from The 831 W Delmas Avenue Trust, First Jordan, LLC, as Trustee of record as Instrument No 201101250006995, said Register's Office..

This conveyance is made subject to: any and all restrictions and/or easements of record

Parcel ID # **72-9-210**
Improved property located at: **831 Delmas Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Sheri Noble

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sheri Noble** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of April, 2013..

Notary Public

My Commission Expires: 7/6/15

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Owner's Name: **Julian Dorio**

and Address: **831 Delmas Avenue, Nashville, TN 37216**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Same

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$140,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 19th day of April, 2013..

Notary Public

My Commission Expires: 7/6/15

TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15