BILL GARRETT, Davidson County
Trans: T20130037337 DEEDWARR
Recvd: 05/06/13 09:47 2 pgs
Fees: 13.00 Taxes: 370.00

20130506-0045224

WARRANTY DEED

ET-13-2932

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-05-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Richard Aiello	Richard Aiello	
404 Adair Road	(NAME) 404 Adair Road	95-11-84.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELLA NADINE JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD AIELLO AND WIFE, KARRI AIELLO, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 38, CLOVERDALE, as shown on plat of record in Plat Book 2133, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul N. Johnson and wife, Ella Nadine Johnson by Warranty Deed from Lorene E. Buttrey, recorded on the 10th day of February, 1976 in Deed Book 4995, Page 621, in the Register's Office of Davidson County, Tennessee.

The said Paul N. Johnson having since passed away.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 404 Adair Road, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of April, 2013.

Ella Nadine Johnson

Ella Nadine Johnson by Clyde E. Collins as Attorney in Fact

Ella Nadine Johnson by Clyde E. Collins
Attorney in Fact

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

On this the 19th day of April, 2013, before me personally appeared Clyde E. Collins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ella Nadine Johnson and who acknowledged he/she/they executed the same as the free act and deed of the said Ella Nadine Johnson.

Witness my hand and official seal, this the 19th day of April, 2013.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520