BILL GARRETT, Davidson County
Trans:T20130041219 DEEDWARR
Recvd: 05/17/13 09:42 2 pgs
Fees:13.00 Taxes:425.50

20130517-0049806

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 16th DAY OF MAY, 2013.

(Affix Seal) Notary Public

My Commission Expires: 4/[illegible]/17

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

26045

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Chauncey A. Saurus	First Tennessee Bank	Map/Parcel
3108 Wingate Avenue	300 Court Ave., Third Floor	13302012500
Nashville, TN 37211	Memphis, TN 38103	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHERYLE AGUZZI, formerly known as Cheryle Lynn Whittington, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto CHAUNCEY A. SAURUS, a married woman, hereinafter called the GRANTEE, her 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(s) 66 and the southerly one half of Lot No. 67 , as shown on the map entitled Airdrie Subdivision "C", of record in Book 547, Page 160, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to-wit:

Said Lot No. 66 and the southerly one half of Lot No. 67 front together 75 feet on the easterly side of Wingate Avenue and run back between parallel lines 168 feet to an alley.

Being the same property conveyed to Cheryle Lynn Whittington by deed of record in Book 9622, page 866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County and City of Nashville taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his/her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 13302012500.

b. Matters shown on the Plan of record in Book 547, Page 160, said Register's Office.

This is IMPROVED property known as 3108 Wingate Avenue, Nashville, Tennessee 37211

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 16th day of May, 2013:

Cheryle Aguzzi

Cheryle Aguzzi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cheryle Aguzzi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2013:

Notary Public

My commission expires: 4/8/17

