BILL GARRETT, Davidson County
Trans: T20130084910 DEEDWARR
Recvd: 10/02/13 08:15 2 pgs
Fees: 13.00 Taxes: 869.13
20131002-0103158

WARRANTY DEED

B-DA-13-5407A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe DellaNoce	new owner (NAME)	
5407A Louisiana Ave. (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	091-06-0-234.00

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 DALE AVENUE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOE DELLANOCE AND WIFE, VICTORIA DELLANOCE, 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 NO. 1314, BLOCK 21 ON THE PLAN OF NO. 2 OF WEST NASHVILLE TENNESSEE OF RECORD IN PLAT BOOK 57, PAGE 172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PART OF THE SAME PROPERTY CONVEYED TO DALE AVENUE, LLC BY QUITCLAIM DEED FROM JEFF GAW OF RECORD AT INSTRUMENT NO. 20130129-0009321, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 29, 2013 AND RECORDED ON JANUARY 29, 2013.

BEING THE SAME PROPERTY CONVEYED TO JEFF GAW BY QUITCLAIM DEED FROM JEFF GAW OF RECORD AT INSTRUMENT NO. 20121212-0114619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 7, 2012 AND RECORDED ON DECEMBER 12, 2012. THE PURPOSE OF THIS QUITCLAIM DEED IS TO OBTAIN SEPARATE MAP & PARCEL NOS. FOR EACH LOT.

BEING THE SAME PROPERTY CONVEYED TO JEFF GAW BY DEED FROM FIRST JORDAN, FLP, AS TRUSTEE OF THE 5407 LOUISIANA AVENUE TRUST OF RECORD AT INSTRUMENT NO. 20121212-0114618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 7, 2012 AND RECORDED ON DECEMBER 12, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 172, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5407A Louisiana Ave., Nashville, Tennessee 37209
(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 26th day of September, 2013.

Dale Avenue, LLC

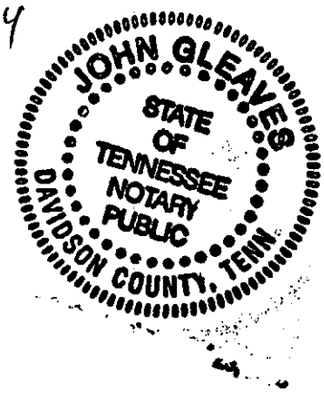
BY: _____
Jeff Gaw, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of September, 2013, before me personally appeared Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Dale Avenue, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of September, 2013.

_____
Notary Public
My Commission Expires: 5-2014



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903