BILL GARRETT, Davidson County
Trans:T20140005966 DEEDWARR
Recvd: 01/27/14 11:09 2 pgs
Fees:13.00 Taxes:116.55
20140127-0007216

WARRANTY DEED

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

STATE OF TN
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of **January, 2014**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
North by Northeast Development, LLC	New Owner	06107016800
(NAME)	(NAME)	
3944 Moss Rose Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Phillip Caraccioli and Eloise Caraccioli, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **North by Northeast Development, LLC, a Tennessee limited liability company** hereinafter called the Grantees, their heirs and assigns, a 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. 2, Block "B" on the plan of Broadmoor of record in Book 547, pages 161-162, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Phillip Caraccioli and wife, Eloise Caraccioli by Warranty Deed from Kimberly Walker dated May 13, 2010 and file on May 14, 2010, of record in Instrument No. 20100514-0037151, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded in Instrument No. 20131127-0121822, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved X
This is improved ☐ property, known as 0 Maplewood PL, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **22nd** day **January** of **2014**.

Phillip Caraccioli

Phillip Caraccioli

Eloise Caraccioli by Phillip Morgan Caraccioli as her attorney in fact

Eloise Caraccioli, By Phillip Morgan Caraccioli, As Her Attorney in Fact

STATE OF Alabama
COUNTY OF Madison

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Phillip Morgan Caraccioli, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument and who acknowledged that he executed the same for the purposes therein contained.

Witness my hand and seal of office, at office, this 22nd day of January, 2014.

Theresia Gaconnet Brown
NOTARY
Theresia Gaconnet Brown

MY COMMISSION EXPIRES: 8-30-2014

STATE OF Alabama
COUNTY OF Madison

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Phillip Morgan Caraccioli, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Eloise Caraccioli, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of Eloise Caraccioli, for the purposes therein contained. POA of record @ Inst # 20121128-0109197, Reg. Office of Davidson Co, TN.

Witness my hand and seal of office, at office, this 22nd day of January, 2014.

Theresia Gaconnet Brown
NOTARY
Theresia Gaconnet Brown

MY COMMISSION EXPIRES: 8-30-2014

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122