File Box 8

BILL GARRETT, Davidson County
Trans:T20140007046 DEEDWARR
Recvd: 01/30/14 13:58 2 pgs
Fees:13.00 Taxes:841.75
20140130-0008515

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.: **14-1022**

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/28/2014**, by and between **Lois Conley and Jon Whittaker, Wife and Husband**, parties of the first part, and **Paul J. Defiglia, 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:

Land in Davidson County, Tennessee, being Lot No. 34, as shown on the map entitled the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 34 fronts 50 feet on the westerly side of Stockell Street, and runs back between parallel lines, 178, more or less, to an alley and is occupied by a five-room frame cottage known by City No. 1010 Stockell Street.

Being the same property conveyed to Lois Conley and Jon Whittaker, wife and husband by deed from Jonathan Jones and wife, Whitney Jones, dated 02/17/2010, of record in Instrument Number 20100222-0013085, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **082 03 0 170.00**
☒ Improved **1010 Stockell Street, Nashville, TN 37207**
☐ Unimproved

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.

Lois Conley

Jon Whittaker

STATE OF Alaska

COUNTY OF Anchorage

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Lois Conley and Jon Whittaker 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 28th day of January, 2014..

Notary Public

My Commission Expires: 09/11/2017

"Offical Seal"
Notary Public
Maile Mergler
State of Alaska
Commission #1309111 Expires 09/11/2017

****

Owner's Name: **Paul J. Defiglia**

and Address: **1010 Stockell Street, Nashville, TN 37207**

Mail tax bills to: CMC Funding, Inc.
804 Green Valley Road, Suite 106
Greensbor, NC 27408

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 $227,500.00 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 28th day of January, 2014..

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017