Return to:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

RED BY (AND RETURN TO):

BILL GARRETT, Davidson County
Trans:T20140007549 DEEDWARR
Recvd: 02/03/14 09:40 2 pgs
Fees:13.00 Taxes:425.50
20140203-0009172


*WILKINS & IVEY*
*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*


W & I Ref:( _____ ) Title No: 53129
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Igno, Inc.<br>421 Verandah Lane<br>Franklin, TN 37064 | SAME |

**TAX MAP-PARCEL NUMBERS:** 12814005800

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$115,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Alfred J. Amoroso and wife, Myra L. Amoroso,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Igno, Inc.** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Resubdivision of Lots 49 and 50, Harpeth Park, Section Two, of record in Book 4350, page 5, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alfred J. Amoroso and wife, Myra L. Amoroso by Warranty Deed from Melony M. Bauman, unmarried, dated September 15, 2005, recorded on September 21, 2005, of record in Instrument No. 20050921-0113279, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4350 Page 5, said Register's Office, which Plan shows a 40 foot minimum building setback line from Esterbrook Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 5 foot easement for public utility purposes along the easterly side line of said lot and Restrictions of record in Book 3990, Page 68, said Register's Office..

**This is improved property, known as: 8071 Esterbrook Drive, Nashville, Tennessee 37221**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 30 day of January, 2014.

Alfred J. Amoroso

Myra L. Amoroso

State of ~~TENNESSEE~~ Pennsylvania
County of ~~DAVIDSON~~ Philadelphia

NOTARIAL SEAL
BERNADETTE D ALFONSO
Notary Public
PHILADELPHIA CITY, PHILADELPHIA COUNTY
My Commission Expires Aug 10, 2014

On this 30 day of January, 2014, before me the undersigned authority, personally appeared Alfred J. Amoroso and Myra L. Amoroso, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: August 10, 2014

Bernadette D Alfonso
Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $115,000.00

Alexis Perkins
Affiant

Sworn and subscribed before me this the 31st day of January, 2014

E. Mannix
Notary Public

My Commission Expires: 1-6-15

E. MANNIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY