BILL GARRETT, Davidson County
Trans:T20140011163 DEEDWARR
Recvd: 02/18/14 10:23 2 pgs
Fees:13.00 Taxes:925.00
20140218-0013637

WARRANTY DEED

G-PP-13-330

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY of February 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 6, 2017

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
Amy S. Vawter	Same (NAME)	
330 Elmington Avenue (ADDRESS)	(ADDRESS)	104-10-C-11.00 CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ANNA PIZZI CAGE AND SPOUSE, DANIEL CAGE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMY S. VAWTER, AN UNMARRIED PERSON, 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 UNIT F11, PLAN OF ELMINGTON CONDOMINIUM, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4300, PAGE 60, 2ND REVISED PLAN OF ELMINGTON CONDOMINIUMS, OF RECORD AT BOOK 4660, PAGE 60, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4486, PAGE 547, CORRECTED IN BOOK 4673, PAGE 102 AND AMENDED IN BOOK 4963, PAGE 265, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM KELLY J. ROSALIA, F/K/A KELLY J. POWELL AND HUSBAND, JASON ROSALIA TO ANNA PIZZI AND SPOUSE, DANIEL CAGE AS RECORDED ON THE 21ST DAY OF AUGUST, 2009 IN INSTRUMENT NO. 20090821-0078780 AND INSTRUMENT OF CORRECTION REGARDING ELMINGTON CONDOMINIUM AS RECORDED IN DEED BOOK 4673, PAGE 102, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ANNA PIZZI IS NOW KNOWN AS ANNA PIZZI CAGE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4660, PAGE(S) 60; BOOK 4486, PAGE 547, BOOK 4673, PAGE 102 AND BOOK 4963, PAGE 265; BOOK 4486, PAGE 553, BOOK 4963, PAGE 263, BOOK 5362, PAGE 258 AND BOOK 5516, PAGE 302; BOOK 4790, PAGE 683; BOOK 4486, PAGE 547, CORRECTED IN BOOK 4673, PAGE 102, AS AMENDED BY INSTRUMENT(S) OF RECORD IN BOOK 4963, PAGE 265, 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 330 Elmington Avenue, Nashville, Tennessee 37205
(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 12th day of February, 2014.

Anna Pizzi Cage

Anna Pizzi Cage

Daniel Cage by Anna Pizzi Cage, Attorney in Fact

Daniel Cage by Anna Pizzi Cage,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA PIZZI CAGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of February, 2014.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared ANNA PIZZI CAGE to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DANIEL CAGE and who acknowledged he/she/they executed the same as the free act and deed of the said DANIEL CAGE.

Witness my hand and official seal, this the 12th day of February, 2014.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

Return To:
Foundation Title and Escrow, LLC
381 Mallory Station Road, Suite 202
Franklin, TN 37067

Power of Attorney recorded contemporaneously herewith as Instrument No. 20140218-0013636, in the Register's Office for Davidson County, Tennessee.