THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 790.2951

Davidson County DEEDWARR
Recvd: 03/14/14 14:04 2 pgs
Fees:13.00 Taxes:1054.50
20140314-0021564

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $285,000.00.

Affiant

Sworn to and subscribed before me this 12 day of March, 2014.

Notary Public

My Commission Expires: 30 MARCH 2016

LEIGH BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 30 MARCH 2016

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Julie Libardi	5105 Nevada Avenue	Owner	
5105 Nevada Avenue			**091-15-0-385.00**
Nashville, TN 37209	Nashville, TN 37209		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Five Thousand and 00/100 ($285,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **The Libardi Family Trust, David A. Libardi and Patricia M. Libardi, Trustees,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Julie Libardi, single woman,** (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
>
> Being part of Block No. 16 on the plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Said part of Block No. 16 fronts 40 feet on the southerly side of Nevada Avenue formerly 3rd A venue and runs back between parallel lines, parallel with 120 feet west of the westerly margin of 5151 Avenue, North, 150 feet to an alley.
>
> Being part of the same property conveyed to The Libardi Family Trust, David A. Libardi and Patricia M. Libardi, Trustees, by QuitClaim Deed, from David A. Libardi and Patricia M. Libardi, husband and wife, dated May 22, 2012, of record in Instrument # 20120524-0044969, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, subject to applicable

building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 13th day of March, 2014.

The Libardi Family Trust

By: David A. Libardi, Trustee

By: Patricia M. Libardi, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Chelsea Leigh Brown, the undersigned, a Notary Public, in and for said State and County, **The Libardi Family Trust, David A. Libardi and Patricia M. Libardi, Trustees,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 13th day of March, 2014.

NOTARY PUBLIC

CHELSEA LEIGH BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 30MAR15

My Commission Expires: 30MARCH2015

True Copy Certification

I, Charles E. Morton IV, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Chelsea Leigh Brown, a notary public for this county and state, Charles E. Morton IV who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 30 March 2015
Notary' Seal (if on paper)

CHELSEA LEIGH BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 30MAR15