File No. 140285

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/14 15:29 3 pgs
Fees:18.00 Taxes:952.75
20140424-0034712

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-11-15

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Gilson	First Liberty Financial Group, LLC	082-03-0-445.00
(NAME)	(NAME)	
1105 Lischey Ave.	9520 Ormsby Station Road Suite 20	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Louisville, KY 40223	
(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, WE, Eric Savaiano and wife, MacKenzie Savaiano, (a/k/a McKenzie Savaiano) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Gilson, a single man, 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. 5 and the northerly ½ of Lot No. 6 on the plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 and part of Lot No. 6 front together 46.5 feet on the easterly side of North 4th Street and extend back between parallel lines, 165 feet to an alley.

BEING the same property conveyed to Eric Savaiano and McKenzie Savaiano by Warranty Deed from Jason Widner and Amanda Widner, husband and wife, dated 12/28/10 and recorded 1/4/11 in Instrument Number 20110104-0000846, Register's Office for Davidson County, Tennessee.

MacKenzie Savaiano and McKenzie Savaiano are one and the same person.

unimproved ☐

This is improved ☒ property, known as 1105 Lischey Ave., Nashville, TN 37207

(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 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, 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 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.

File No. 140285
Witness our hands this 22nd day of April, 2014.

Eric Savaiano

MacKenzie Savaiano

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 22nd day of April, 2014.

Commission expires:

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-25-2016

Notary Public

True Copy Certification

I, Pamela Jo Smithson, 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 therewith 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, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson 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: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER