# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

G-KW-14-707

THIS INSTRUMENT WAS PREPARED BY
Rural Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Anthony Vincent Sorace and Anna Christine Sorace** | **Cornerstone Home Lending, Inc.** | |
| (NAME) | (NAME) | **091-12-0-086.00** |
| **707 45th Avenue North** | **1177 W. Loop South, Suite 200** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Houston, TX 77027** | |
| (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, I/we **KYLE DAVIS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANTHONY VINCENT SORACE AND ANNA CHRISTINE SORACE, HUSBAND AND WIFE** 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 Lot Nos. 82 and 84 of Block No. 57, Plan No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle Davis, unmarried by deed from Curtis M. Groves, of record in Instrument No. 20120430-0036850, Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on April 30, 2012.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **707 45th Avenue North, Nashville, Tennessee 37209**.

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.

BILL GARRETT, Davidson County
Trans:T20140040676 DEEDWARR
Recvd: 06/10/14 09:15 2 pgs
Fees:13.00 Taxes:871.35
20140610-0050234

Witness my/our hand(s) this the 6th DAY OF JUNE, 2014.

Kyle Davis by Laura Mitchell, attorney-in-fact
Kyle Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell , 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 KYLE DAVIS, and who acknowledged she executed the same as the free act and deed of the said KYLE DAVIS.

Witness my hand and official seal, this the 6th of June, 2014.

Notary Public
My Commission Expires: 3/7/17
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212