WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/14 14:44 2 pgs
Fees:13.00 Taxes:875.05
20140724-0065955

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500 00/100

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES 06-19-16

(AFFIX SEAL)

ASHLEY W. MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 06-19-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Allocco	James A. Allocco	11808019300-Lot 92
(NAME)	(NAME)	
6588 Jocelyn Hollow Road	6588 Jocelyn Hollow Road	11808019200-Lot 93
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert P. Cain III**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James A. Allocco**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

2505 Winford Avenue

Land in Davidson County, Tennessee, being Lot No. 93 on the plan of Grandview Heights, as shown on plat of record in Plan Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee. Said Lot No. 93 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert P. Cain, III by Warranty Deed dated 08/26/2004 from Ralph Michael Wair, married of record in Instrument 200408270103845, Register's Office for Davidson County, Tennessee.

2507 Winford Avenue

Land in Davidson County, Tennessee, being Lot No. 92, on the Plan of Grandview Heights, as shown on plat of record in Plan Book 161, pages 14 and 15, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert P. Cain, III by Warranty Deed dated 05/10/2002 from Martin Hayes and wife, Evangelie Litsa Hayes of record in Instrument 200205140059005, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200211070137114.

This conveyance is subject to: (1) All matters as set forth per Book 161, Page 14, Book 161, Page 15, said Register's Office; (2) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☑ unimproved property, known as 2505 & 2507 Winford Avenue, Nashville, TN 37211
(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), his heirs and/or 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), his heirs and/or 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 hand this 21st day of July, 2014.

Robert P. Cain III

State of Tennessee
County of

Personally appeared before me Robert P. Cain III, 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 purposes therein contained.

WITNESS my hand and ~~seal~~ this .

Notary Public Escrow Officer
My Commission Expires:

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

I, the undersigned, 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.

Janet Gers

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

Ashley W. Morgan

My Commission Expires: 06-19-16