WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140057015 DEEDWARR
Recvd: 08/05/14 12:23 2 pgs
Fees:13.00 Taxes:926.48

20140805-0070222

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret E. & Christopher A. Lord	NEW OWNER	Map 72-15
(NAME)	(NAME)	
205 McKennell Drive		Parcel 317.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RYAN J. CABAJ AND ALEXANDRA LANKEY, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGARET E. DIGIULIO AND CHRISTOPHER A. LORD, WIFE AND HUSBAND,** 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 part of Lot 63 on the Plan of Brownsville, as of record in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson & Pleasant Engineering Company, dated November 3, 1966 as follows:

Beginning at a point in the center line of McKinnel Avenue at the northwest corner of the property conveyed to Clyde A. Morgan, of record in Book 965, page 399, said Register's Office; thence with said Morgan's westerly line South 1 deg. 05' East 300 feet; thence North 86 deg. 45' West 81 feet to an iron pin; thence North 2 deg. 00' East 300 feet to the center line of McKinnel Avenue; thence with the same easterly 65 feet to the beginning.

Being the same property conveyed to Ryan J. Cabaj and wife, Alexandra Lankey by Warranty Deed from Justin Buttrey, married, filed for record November 27, 2012 in Instrument No. 20121127-0108711, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 21, page 9, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **205 McKennell Drive, Nashville, TN 37206**

(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.

Witness our hands this 29th day of July, 2014.

Ryan J. Cabaj,
by Robt L Scruggs Atty in Fact

Ryan J. Cabaj
By: Robert L. Scruggs, Attorney

Alexandra Lankey,
by: Robt L Scruggs Atty in Fact

Alexandra Lankey
Robert L. Scruggs, Attorney

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **29th day of July, 2014**, before me personally appeared, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ryan J. Cabaj and Alexandra Lankey** and acknowledged that he executed the same as their free act and deed on behalf of **Ryan J. Cabaj and Alexandra Lankey.**

Witness my hand and official seal at Nashville, Tennessee this 29th day of July, 2014.

Commission expires:

Notary Public