Davidson County DEEDWARR
Recvd: 08/11/14 16:01 2 pgs
Fees:13.00 Taxes:1172.90
20140811-0072442

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Julie Pennington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2014.

Rebecca Moss
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2017

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1644 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie Michael R. Chiodo	New Owner	20091123-0107124
(NAME) 2357 Forest Lake Dr.	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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,

AMY KAREN NASH AND HUSBAND, JOSEPH EDWARD NASH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CONNIE C. CHIODO AND MICHAEL R. CHIODO, 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 Lot No. 98 on the Plan of Highland Creek, Section Five, a planned unit development of record in Instrument No. 200409915-0111296, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Amy Karen Nash and husband, Joseph Edward Nash by deed from Jay C. King Jr. and wife, Peggy C. King, recorded on November 23, 2009, of record in Instrument No. 20091123-0107123 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2357 Forest Lake Dr., Nashville, TN 37221
(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 my/our hand(s) this 25th day of July, 2014.

CARRIE A. MOSLEY
Notary Public - State of Florida
My Comm. Expires Nov 15, 2015
Commission # EE 146531

Amy Karen Nash

Joseph Edward Nash

CARRIE A. MOSLEY
Notary Public - State of Florida
My Comm. Expires Nov 15, 2015
Commission # EE 146531

FRN
140720

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Karen Nash and husband, Joseph Edward Nash, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 25th day of July, 2014

Commission expires: 11·15·15

Notary Public

CARRIE A. MOSLEY
Notary Public - State of Florida
My Comm. Expires Nov 15, 2015
Commission # EE 146531

Map and Parcel: 20091123-0107124
Property Address: 2357 Forest Lake Dr., Nashville, TN 37221

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017