WARRANTY DEED

File #15005

BILL GARRETT, Davidson County
Trans: T20150009221 DEEDWARR
Recvd: 02/05/15 12:17 2 pgs
Fees: 13.00 Taxes: 462.50
20150205-0010980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/21/2015

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Luciano	New Owner	-09401010000
(NAME)	(NAME)	
209 Adams Ct		
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(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, I, **Susan A. Mizgata, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Luciano,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 120 on the plan of Payne, Blakemore and Cummings Addition to Nashville as shown of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Less and Except conveyance to State of Tennessee in 20040505-0051413, further described as follows:

Beginning at the Southeast corner of property on Tax Map 094-0 1, as Parcel 100.00, said point being on the Present Westerly R-0-W of South 14th Street, 18.23 feet left of Sta. 20+59.35 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN., said point being the point of beginning.

Thence: leaving the Present R-0-W of South 14th Street, along the Southern line of the above mentioned parcel, North 83 degrees 31 ,minutes 47 seconds West, a distance of 10.00 feet to a point; Thence: leaving the Southern line of the above mentioned parcel, with the Proposed R-0-W of South 14th Street, North 06 degrees 41 minutes 12 seconds East, a distance of 49.93 feet to a point, said point being in the Northern line of the above mentioned parcel ;Thence: with the parcels Northern line South 83 degrees 31 minutes 47 seconds East, a distance of I 0.00 feet to a point, said point being the Northeast corner of the above mentioned parcel and also being on the Present Westerly R-0-W of South 14th Street; Thence: with the Present Westerly R-0-W of South 14th Street South 06 degrees 41 minutes 12 seconds West, a distance of 49.93 feet to the point of beginning. Said portion of land contains 499 square feet or 0.0115 acres, more or less.

Temporary Construction Easement
Being a strip of land 7.00 feet in width and 49.93 feet in length starting at 28.22 feet left of Sta. 20+59 .82 running parallel and perpendicular to the Proposed Right-of-Way of South 14th Street and of the above mentioned portion of land; Said portion of land contains 350 square feet, or 0.0080 acre.

Being the same property conveyed to Susan A. Mizgata, unmarried by Warranty Deed from Julie A. Bair of record in Instrument No. 20040819-0100589 Register's Office for Davidson County, Tennessee, dated July 28, 2004 and recorded on August 19, 2004. Scrivner's Affidavit to correct legal description of record in Instrument No. 20061011-0126340 Dated October 02, 2006 and recorded October 11, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 57, page 70; Right of Way to Metropolitan Government of record in Instrument No. 20040505-0051413; Temporary Easement of record in Instrument No. 20040505-0051413, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 612 S 14th St, 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 my hand this 30th day of January, 2015.

Susan A. Mizgata

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Susan A. Mizgata, 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 this 30th day of January, 2015.

Notary Public_____

My Commission Expires:

9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206