BILL GARRETT, Davidson County
Trans:T20150051815 DEEDWARR
Recvd: 06/29/15 10:21 2 pgs
Fees:13.00 Taxes:1036.00

20150629-0062098

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150500251

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
25th day of June, 2015

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Lee	**CitiBank, N.A.**	**061-12-0-102.00**
1246 Plymouth Avenue	**1000 Technology Drive**	
Nashville, TN 37216	**O'Fallon, MO 63368-2240**	

FOR AND IN 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,

Catherine A. Oliva and husband, Aaron W. Oliva

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

Andrew Lee, Individual

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. 10 and the westerly half of Lot No. 11 on the map showing re-subdivision of certain lots in Eastdale Place, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and the Westerly half of Lot No. 11 front together 90 feet on the Southerly side of Plymouth Avenue and run back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Catherine A. Oliva and wife, Aaron W. Oliva, by Warranty Deed from F. Nicole Manscill, unmarried, dated 2/9/06 and recorded 2/16/06 in Instrument No. 20060216-0018784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **1246 Plymouth Avenue, Nashville, TN 37216**
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 25th day of June, 2015.

6/25/15
Catherine A. Oliva

6/25/15
Aaron W. Oliva

STATE OF NORTH CAROLINA
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine A. Oliva and husband, Aaron W. Oliva 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 Asheville, North Carolina, this 25th day of June, 2015.

Commission Expires: April 14, 2018 Rebecca D. Brewer
Notary Public

REBECCA D. BREWER
Notary Public
Buncombe County
NORTH CAROLINA