PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150060101 DEEDWARR
Recvd: 07/23/15 10:09 3 pgs
Fees:18.00 Taxes:1110.00
20150723-0072216

W & I Ref: (DKM) Title No.: 57615

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Giovanni Delacqua Kristin Delacqua 4418 Saunders Avenue Nashville, TN 37216	New Owner

TAX MAP PARCEL NUMBERS: 06103003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jesse Montagnino and Denise J. Montagnino**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Giovanni Delacqua and Kristin Delacqua, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Gra-Mar Acres, Section One, of record in Book 2133, Page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesse Montagnino and spouse, Denise J. Montagnino by Warranty Deed from Scott Bonner and spouse, Lisa Rota, dated May 30, 2012, recorded June 4, 2012 in Instrument No. 201206064-0048286, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, Page 27, said Register's Office, which Plan shows a 100 foot minimum building setback line from Saunders Avenue and a 10 foot easement for public utility purposes along the rear lines of said lot; a 2.5 X 25 foot utility anchor easement located on the southwesterly front corner of said lot and a 10 foot easement for temporary turnaround located along the front line of said lot; Subject to the right of way of the L&N Railroad over so much of the premises as may lie therein; Easement Deed by Court Order in Settlement of Landowner Action, of record in Instrument No. 20120228-0017172, said Register's Office for a permanent telecommunications easement for Quest Communications International, Inc. et al.

This instrument is executed on behalf of Jesse Montagnino and Denise J. Montagnino by Angela Pickney O'Neil pursuant to a Power of Attorney executed by her/him/them on the 10th day of July, 2015, of record in Instrument No. 20150723-0072215, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 4418 Saunders 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of July, 2015.

Jesse Montagnino by Angela Pickney O'Neil attyinfact

Jesse Montagnino by Angela Pickney O'Neil
Attorney-in-Fact

Denise J. Montagnino by Angela Pickney O'Neil, atty in fact

Denise J. Montagnino by Angela Pickney O'Neil
Attorney-in-Fact

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, **Angela Pickney O'Neil** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jesse Montagnino and Denise J. Montagnino**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Sworn and subscribed before me this 20 day of July, 2015.

Notary

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
To
Warranty Deed

FROM: Jesse Montagnino and Denise J. Montagnino

TO: Giovanni Delacqua and Kristin Delacqua

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Angela Pickney O'Neil
Angela Pickney O'Neil, Affiant

Sworn to and subscribed before me this 20th day of July, 2015.

Diane K. Mann
Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017