# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150068927 DEEDWARR
Recvd: 08/17/15 12:04 2 pgs
Fees:13.00 Taxes:1128.50
20150817-0082380

G-VRES-15-1115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov 6 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Brandon Wood and Miranda Wood** | Cardinal Financial Company | |
| (NAME) | (NAME) | |
| **1115 Meridian Street** | 3701 Arco Corporate Dr #200 | **082-03-0-275.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | Charlotte N C 28273 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLES SIGNAIGO AND THERESA SIGNAIGO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON WOOD AND MIRANDA WOOD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 8, CRUTCHER BRO'S PLAN, as shown on plat of record in Plat Book 161, Page 158, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles Signaigo and Theresa Signaigo, husband and wife by Warranty Deed from Nashville Rehabbers, LLC, recorded on the 5th day of May, 2011 in Instrument No. 20110505-0034651, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRUTCHER BRO'S PLAN, as recorded in Plat Book 161, Page(s) 158.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1115 Meridian Street, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF APRIL, 2015.

Charles Signaigo by
Attorney in Fact

Theresa Signaigo by Charles Signaigo,
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, CHARLES SIGNAIGO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Signaigo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THERESA SIGNAIGO, and who acknowledged he executed the same as the free act and deed of the said THERESA SIGNAIGO.

Witness my hand and official seal, this the 8th of April, 2015.

Notary Public
My Commission Expires: 3-8-16
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212