WARRANTY DEED

File #15704

BILL GARRETT, Davidson County
Trans:T20150072113 DEEDWARR
Recvd: 08/25/15 15:00 2 pgs
Fees:13.00 Taxes:1017.50
20150825-0086052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary D. D'Aquino	F & M Bank	-181-01-0A-042.00-CO
(NAME) 6809 Sunnywood Drive	(NAME) 50 Franklin St.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Clarksville, TN 37040	
(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, **Benjamin Christopher Lion and wife, Lori Ann Lion,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary D. D'Aquino and wife, Barbara D'Aquino,** 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:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Section One, Sugar Valley, R20 Residential P.U.D of record in Plat Book 9700, Page (s) 709 through 711, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Christopher Lion and wife, Lori Ann Lion by Warranty deed from John C. Meyer and wife, Stephanie O. Meyer of record in Instrument No. 20100702-0052370 Register's Office for Davidson County, Tennessee, dated June 28, 2010 and recorded on July 02, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 6809 Sunnywood Drive, Nashville, TN 37211

(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 20th day of August, 2015.

Benjamin christopher Lion by Lori Ann Lion, his attorney in fact

Benjamin Christopher Lion by Lori Ann Lion, his attorney in fact

Lori Ann Lion

Lori Ann Lion

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, Daniel Heard, a Notary Public of the County and State first above written, do hereby certify that **Lori Ann Lion** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of August, 2015.

Notary Public

My Commission Expires: 9.5.2016

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lori Ann Lion**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Benjamin Christopher Lion** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Benjamin Christopher Lion** , and is authorized by **Benjamin Christopher Lion** to execute this instrument on his behalf.

Witness my hand and official seal, this the 20th day of August, 2015.

My Commission Expires: 9.5.2016

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027