BILL GARRETT, Davidson County
Trans:T20150079448 DEEDWARR
Recvd: 09/18/15 09:30 2 pgs
Fees:13.00 Taxes:1021.20
20150918-0094804

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $276,000.00. Affiant Subscribed and sworn to before me, this the 4th day of September, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dylan Riley	New Owner	
112 Marshall Court		105-01-0-583.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KAREN N. LAGO, A MARRIED WOMAN AND ULEA GRACE LAGO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DYLAN RILEY, ~~AN UNMARRIED MAN~~**, **HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: ** A MARRIED MAN

Land in Davidson County, Tennessee, being Lot No. 5A on the Plan of Revised Section Ninety-Eight, Edgehill Estates of record in Plat Book 4860, Page 54, as amended in Book 7907, Page 103, 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 Karen N. Lago and Ulea Grace Lago, tenants in common with rights of survivorship by Warranty deed from Margaret S. Pharris, unmarried of record in Instrument No. 20030721-0101901 Register's Office for Davidson County, Tennessee, dated July 15, 2003 and recorded on July 21, 2003.

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.

This is improved property known as 112 Marshall Court, Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of September, 2015.

Karen N. Lago

Ulea Grace Lago

STATE OF New York
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen N. Lago and Ulea Grace Lago, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein containcd.

Witness my hand and seal this 4th day of September, 2015.

Patricia E. Kendall
Notary Public

My Commission Expires: 04/05/19

PATRICIA E. KENDALL
Notary Public, State Of New York
Commissioned In Jefferson County
My Commission Expires April 5, 2019

PATRICIA E. KENDALL NOTARY PUBLIC STATE OF NEW YORK

Greg Lago, spouse of Karen N. Lago, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Greg Lago
Greg Lago

STATE OF New York
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Greg Lago, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of September, 2015.

Patricia E. Kendall
Notary Public

My Commission Expires: 04/05/19

PATRICIA E. KENDALL
Notary Public, State Of New York
Commissioned In Jefferson County
My Commission Expires April 5, 2019

PATRICIA E. KENDALL NOTARY PUBLIC STATE OF NEW YORK