RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO.: 1305

BILL GARRETT, Davidson County
Trans:T20150094343 DEEDWARR
Recvd: 11/05/15 10:15 2 pgs
Fees:13.00 Taxes:740.00
20151105-0112716

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF SUMNER)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

David Joseph Giansante
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF, OCTOBER, 2015.

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
DAVID JOSEPH GIANSANTE et ux **2801 Brightwood Avenue** **Nashville, TN 37212**	**SAME**	**11704023500**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CONSTANCE ROTTERO DAUGHERTY, a widow,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID JOSEPH GIANSANTE and wife, NANCY DANIELLE GIANSANTE**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 96 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for said County, described as follows:

Beginning on the westerly margin of Brightwood Avenue at the corner of Lots Nos. 95 and 96; thence with said Avenue, northwardly 39.7 feet to the beginning of a curve; thence around said curve, northwestwardly 15.9 feet to the southerly margin of Wildwood Avenue; thence with said Avenue, westwardly 161.3 feet to the easterly margin of an alley, thence with said alley, southwardly 50 feet to the corner of Lots Nos. 95 and 96; thence with the line between said two lots, eastwardly 161.3 feet, more or less, to the beginning.

Being the same property conveyed to Joseph A. Daugherty and Louis J. Rottero, Jr., by deed from Elizabeth Morrison Sloan, unmarried, heir at law of Miriam Morrison Lackey, deceased, of record in Book 5843, page 148, Register's Office for Davidson County, Tennessee and Louis J. Rottero, Jr., a/k/a Louis Joseph Rottero, Jr., having died testate and Rita Claire Rottero Farquhar and husband, John L. Farquhar, Imelda Josephine Rottero Everhart and husband, Calvin Everhart, Eugene Edward Rottero and wife, Barbara F. Rottero, and Celeste Rottero Brooks Norman and husband, John E. Norman as devisees of the ½ undivided interest of the Estate of Louis J. Rottero, Jr., having conveyed their interest to Joseph A. Daugherty and wife, Constance Rottero Daugherty by Quitclaim Deed of record in Book 9863, Page 251, Register's Office for Davidson County, Tennessee. Joseph A. Daugherty having died and under Article III, of The Last Will and Testament of Joseph A. Daugherty, deceased, of record in Probate File 03P1545, Probate Court Clerk's Office for Davidson County, Tennessee, devised the Residuary Estate to Constance Rottero Daugherty, therefore, vesting a full interest in Constance Rottero Daugherty.

This is improved property known as 2801 Brightwood Avenue, Nashville, Tennessee 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 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 16th day of October, 2015.

Constance Rottero Daugherty
CONSTANCE ROTTERO DAUGHERTY

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 CONSTANCE ROTTERO DAUGHERTY, a widow, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this office at Nashville, Tennessee, on this the 16th day of October, 2015.

Marka L. Nettle
NOTARY PUBLIC

My Commission Expires: 12/18/2017

