BILL GARRETT, Davidson County
Trans:T20150099367 DEEDWARR
Recvd: 11/23/15 10:24 2 pgs
Fees:13.00 Taxes:872.83
20151123-0118466

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015110014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $235,900.00

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

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Angela Morgan Pugh		061-030-045.00
4615 Grinstead Place	New Owner	
Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kyle Luciano, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela Morgan Pugh, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Block "L", Broadmoor, Section 2 of record in Plat Book 547, Page 174, 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 Kyle Luciano by Warranty deed from James Robert Deren, married of record in Instrument No. 20150129-0008608 Register's Office for Davidson County, Tennessee, dated January 27, 2015 and recorded on January 29, 2015

This is improved property known as **4615 Grinstead Place, Nashville, TN 37216.**

The subject property has never been used as a principal residence by the Grantor or his spouse.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 20th day of November, 2015.

Kyle Luciano by Eric Corum, attorney in fact

State of Tennessee
County of Williamson

On this 20th day of November, 2015, before me personally appeared Eric Corum, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of Kyle Luciano, and acknowledged that [s]he executed the same as the free act and deed of Kyle Luciano.

Witness my hand, at office, on this 20th day of November, 2015.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019