File Box 8

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20160010667 DEEDWARR
Recvd: 02/08/16 14:40 2 pgs
Fees:13.00 Taxes:2497.50
20160208-0012164

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $675,000.

Cathleen Del Casino
**AFFIANT**

Subscribed and sworn to before me this 29th day of January, 2016.

David A. Childress
Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Marshall H. Sanders, et al<br>310 Walnut Drive<br>Nashville, TN 37205 | Farmington Mortgage<br>a division of Capstar<br>ISAOA<br>2002 Richard Jones Rd.<br>Suite 300A<br>Nashville, TN 37215 | 116-11-0-072.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We,

**FRANCES J. DEL CASINO and wife, CATHLEEN F. DEL CASINO**

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

**MARSHALL H. SANDERS and LUKE MICHAEL DUGGAN,**
**as joint tenants with rights of survivorship**

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Walnut Grove Subdivision, of record in Plat Book 974, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **FRANCES J. DEL CASINO and wife, CATHLEEN F. DEL CASINO,** by deed from **CARL W. STRATTON and wife, KATHLEEN WALSH STRATTON**, of record

in Book 11683, page 944, dated September 29, 1999, said Register's Office.

THIS conveyance is subject to all easements, restrictive covenants and conditions, and other matter of record, and the following exceptions:

1. 2016 Davidson County and City of Belle Meade property taxes, which have been prorated and assumed by Grantees.

2. Matters shown on the Plan of record in Plat Book 974, page 2, said Register's Office.

3. Sanitary Sewer Easement of record in Book 5786, Page 998, said Register's Office.

BEING improved property, known as 310 Walnut Drive, Nashville, TN 37205.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEES that GRANTORS 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 forth. GRANTORS do further covenant and bind themselves their heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantors have executed this instrument this 29th day of January, 2016.

FRANCES J. DEL CASINO

CATHLEEN F. DEL CASINO

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Frances J. Del Casino and wife, Cathleen F. Del Casino,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of January, 2016.

Notary Public

My Commission Expires: 7/8/2019

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY