WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel V. Ciarametaro		072-10-0-255.00
(NAME) 2218 Scott Avenue	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, **Kelli L. Galloway, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel V. Ciarametaro and Rene Ciarametaro, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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, in the 11th Civil District, described according to a survey dated July 25, 1951, made by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the westerly margin of Scott Avenue, 100 feet north of the north margin of Otay Avenue; thence westerly, parallel to said Otay Avenue, and 100 feet north of the same 188 feet to the easterly margin of a proposed alley, which point is 12 feet east of the east margin of an existing 12-foot alley; thence northerly 50 feet with the margin of said proposed alley to a point; thence 188 feet to the west margin of Scott Avenue; thence with the margin of same, south 50 feet to the beginning.

Being the same property conveyed to Kelli L. Galloway, an unmarried woman, by Warranty Deed from Daniel Rauso and Karen Campbell, dated May 23, 2013, of record in Instrument No. 20130531-0055123, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2218 Scott Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160022142 DEEDWARR
Recvd: 03/18/16 08:44 2 pgs
Fees: 13.00 Taxes: 795.13

20160318-0025618

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 14th day of March, 2016.

Kelli L. Galloway

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kelli L. Galloway, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 14th day of March, 2016.

Notary Public
My Commission Expires: _____

File No.: 22483

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019