WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$98,500.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 22nd day of April, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David Lagadinos	New Owner	Parcel ID 08616003100
505 Adeles Garden		
Mt. Juliet, TN 37122	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jesse Cuthrell, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David Lagadinos and Jennifer Lagadinos, husband and wife,,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 68 on the plan of Valley Grove Subdivision, Section One, of record in Book 5200, page 388, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesse Cuthrell, from Andy Maloney, as Trustee for The Valley Grove Trust, by deed on June 27, 2014, of record in Instrument Number 20140630-0057274, Register's Office for Davidson County, Tennessee. This property has never been used by the Grantor as a residence, personal marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, page 388, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5815, page 992; Book 5909, page 699; Book 6112, page 277; Book 6112, page 285; and Book 6112, page 285, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4253 Valley Grove, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 04/28/16 09:07 2 pgs
Fees:13.00 Taxes:364.45
20160428-0041305

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 our hands this April 22, 2016.

Jesse Cuthrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jesse Cuthrell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 22, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY, TENN.