WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160040527 DEEDWARR
Recvd: 05/16/16 09:50 2 pgs
Fees: 13.00 Taxes: 1265.40

20160516-0048323

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 3-2-2018

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brontes Capital, LLC	Same As New Owner	Map 083-05
(NAME)	(NAME)	
1710 Monarch Oaks St.		Parcel 001.00
(ADDRESS)	(ADDRESS)	
Houston, TX 77055		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Paul Blasucci and Rachel Reese, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brontes Capital, LLC,** 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, being the westerly 50 feet of the southerly 208 feet of 100 foot lot, a part of Lot No. 66 on the Plan of the Subdivision of the Real Estate of John Hobson, deceased as of record in Minute Book "L", 'age 363, of the Circuit Court of Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the center of Seymour Avenue which is 573 feet easterly of McFerrin Avenue, which is 100 feet, ore or less, east of a piece of ground formerly owned by A. W. Hooker, Trustee, the Sub-division of which is of record in Book 57, page 131, Register's Office for said County; thence with the center of Seymour Avenue, easterly 50 feet, a point 50 feet west of the southwest corner of the property conveyed to Zack Q. Myers by deed from Lewis T. Baxter, as of record in Book 675, page 703, of the Register's Office for said County; thence northerly, and along a line parallel to the west line of said Zack Q. Myers property 208 feet, more or less, to the rear line of 150 foot lot, which fronts on Petway Avenue; thence westerly and along a line parallel with Seymour Avenue 50 feet to a point; thence at right angles southerly 208 feet, more or less, to the point of beginning.

Being the same property conveyed to Paul Blasucci, a single man by Warranty Deed from Seth A. Conley, married, filed for record on Jun 19, 2014, as Instrument No. 20140619-0053677, Register's Office for Davidson County, Tennessee.

Rachel Reese joins in executing this Warranty Deed to convey any and all marital rights she may have in said property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: 2016 real property taxes have have been prorated and assumed by the grantee(s).

unimproved ☐

This is improved ☑ property, known as 1003 Seymour Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 12th day of May, 2016.

Paul Blasucci

Rachel Reese

State of New Jersey
County of Hudson

Personally appeared before me Paul Blasucci and Rachel Reese, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10 day of May, 2016.

Notary Public

My Commission Expires: 2/24/2020

File No.: 36719

KATHLEEN NEWTON
NOTARY PUBLIC OF NEW JERSEY
I.D. # 50010728
My Commission Expires 2/24/2020

KATHLEEN NEWTON NOTARY PUBLIC NEW JERSEY