WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160052094 DEEDWARR
Recvd: 06/20/16 11:10 2 pgs
Fees: 13.00 Taxes: 980.50
20160620-0062381

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-30-18

(AFFIX SEAL)

LISA WHITSON NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Luyanda	SAME	141 07 0B 072.00
(NAME)	(NAME)	
500 Fisher Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mark L. Baglia and wife, Michelle L. Baglia**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jessica Luyanda and Damon Luyanda, wife and husband**, hereinafter called the GRANTEE(S), 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 Lot No. 70 on the Plan of First Revision, Section Three, Somerset Farms, of record in Plat Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J. Wayne Thomas, Trustee by Quit-Claim Deed from Mark L. Baglia and wife Michelle L. Baglia, and Mark Wilson, a married person, and now property conveyed to Mark L. Baglia and wife, Michelle L. Baglia by Quitclaim Deed from J. Wayne Thomas, Trustee, dated 08/05/2013 recorded 08/06/2013, of record in Instrument No. 20130806-0081946, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 7900, Page 741, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 8556, Page 11, Conveyance Deed of record in Book 9101, Page 667, Supplement and Amendment to the Declaration of record in Book 9383, Page 526 and re-recorded Supplement and Amendment to Declaration of record in Book 9662, Page 869, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 85, Page 256, in the Register's Office for Davidson County, Tennessee.
Easement Contained in Final Decree of record in Book 3314, Page 23, in the Register's Office for Davidson County, Tennessee.

Easement Contained in Warranty Deed of record in Book 7349, Page 564, in the Register's Office for Davidson County, Tennessee.
Charter of record in Book 7382, Page 225, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 7900, Page 327, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of Somerset Farms Condominiums Homeowner's Association, Inc., of record in Book 7820, Page 608, Book 8235, Page 521 and Book 8584, Page 20, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 500 Fisher Court, Nashville, TN 37221
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 16th day of June, 2016.

Mark L. Baglia by Damon Smith attorney in fact — Mark L. Baglia

Michelle L. Baglia by Damon Smith attorney in fact — Michelle L. Baglia

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Damon Smith, with whom I am personally acquainted and who proved himself to be the attorney in fact of Mark L. Baglia and Michelle L. Baglia adn who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2016.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027