Box 14

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00. Kathy Goodson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2016 Notary Public MY COMMISSION EXPIRES: 4/6/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160057669 DEEDWARR
Recvd: 07/07/16 08:42 2 pgs
Fees: 13.00 Taxes: 1683.50
20160707-0069327

DEBORAH M O'NEIL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Eduardo A. Lelli	New Owner	MAP
2511 Miami Avenue		PARCEL 052-13-272.00
Nashville, TN 37214-1007		
(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, WE, **William L. Disspayne and wife, Linda B. Disspayne**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eduardo A. Lelli and Graciela M. Lelli, 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, described as follows, to-wit:

TRACT NO. ONE: Being the northerly 25 feet of Lot No. 2 on the Plan of the Subdivision of M. C. McCauley, known as Wooddale Grove, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 2 fronts 25 feet on the westerly side of an unnamed 20 foot roadway (now Miami Avenue) and runs back between parallel lines 225 feet, more or less to the low water mark of the Cumberland River.

TRACT NO. TWO: Being the southerly 50 feet of Lot No. 3 on the Map of McCauley's Subdivision of part of Lot 7 of the Subdivision of the Robert Young Farm, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

TRACT NO. THREE: Being the northerly 50 feet of Lot No. 3 on the Map of McCauley's Subdivision of part of Lot No. 7 of the Robert Young Farm, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

TRACT NO. FOUR: Being the southerly 25 feet of Lot No. 4 on the Map of McCauley's Subdivision of part of Lot No. 7 of the Robert Young Farm, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

This conveyance is MADE SUBJECT TO the following EASEMENT which pertains to TRACT No. FOUR:

GRANTORS do hereby reserve unto themselves, their successors, heirs and assigns, the right of ingress and egress onto the following rear portion of Tract No. Four described herein for the purpose of the maintenance and repair of a drainage culvert located thereon and the preservation of the drainage flow capability into the Cumberland River, said easement being described as follows: Said easement shall be twenty five (25) feet in width and shall begin at a point fifty (50) feet west of the westerly margin of Miami Avenue and shall run in a westerly direction from said point to the low water mark of the Cumberland River.

Being the same property conveyed to William L. Disspayne and wife, Linda B. Disspayne by Warranty deed from Lois S. Morrow and husband, Gordon E. Morrow, of record in Book 7942, page 99, Register's Office for Davidson County, Tennessee, dated September 11, 1989 and recorded on September 20, 1989.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2511 Miami Avenue, Nashville, TN 37214-1007.**

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 _____ hand( ) this the 1st day of July 2016.

William L. Disspayne

Linda B. Disspayne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William L. Disspayne** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of July, 2016.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda B. Disspayne** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 5th day of July, 2016.

My Commission expires: 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public