RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160600285

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160059987 DEEDWARR
Recvd: 07/13/16 12:54 2 pgs
Fees:13.00 Taxes:924.63
20160713-0071785

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
11th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Ladisa and Joseph Ladisa **206 Diane Drive** **Madison, TN 37115**	new owner	**042-07-0-069.00**

FOR AND IN 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,

Violet Rose McIntosh, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Casey Ladisa and Joseph Ladisa, wife and husband

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 Lot No. 18 on the Map of Section One, Haven Acres, as of record in Book 2331, Page 89, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the west margin of Diane Drive at the corner of Lots No. 17 and 18; thence north with said Drive, 130.88 feet to a monument at the beginning of a curve; thence around said curve in a northwesterly direction 39.47 feet to a monument in the south margin of Williams Avenue; thence west with said Avenue 233.31 feet to a monument; thence South 154.05 feet to the corner of Lots No. 17 and 18; thence east along the line between these lots, 258.46 feet to the point of beginning.

BEING the same property conveyed to Violet Rose McIntosh, a widow, by Warranty Deed from Ernest McGlawn Leopard and Mora Faye Leopard, husband and wife, dated 5/11/05 and recorded 5/16/05 in Instrument Number 20050516-0055006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **206 Diane Drive, Madison, TN 37115**
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 11th day of July, 2016.

Violet Rose McIntosh

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 Violet Rose McIntosh the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2016.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018