WARRANTY DEED

HF16-1907

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF July 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Giannitrapani	NEW OWNER (NAME)	
1907 Eastside Avenue (ADDRESS)	504 Beacon Street #32 (ADDRESS)	
Nashville, TN 37206-2118 (CITY) (STATE) (ZIP)	Boston MA 02115 (CITY) (STATE) (ZIP)	094-02-0-174.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARGARET H. CASTELLOW, A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURA GIANNITRAPANI, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 111 on the Plan of United Electric Railway Addition, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 50 feet on the Northerly side of Eastside, formerly Ashworth, Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Margaret H. Castellow, a single woman by Warranty deed from John Patton, Norma Sue Cash and Linda L. Wolf of record in Instrument No. 20000719-0071193 Register's Office for Davidson County, Tennessee, dated July 18, 2000 and recorded on July 19, 2000.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 161, Page 8; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1907 Eastside Avenue , Nashville, Tennessee 37206-2118
(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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20160060855 DEEDWARR
Recvd: 07/15/16 10:29 2 pgs
Fees:13.00 Taxes:1036.00
20160715-0072848

Witness my/our hand(s) this 30th day of June, 2016.

Margaret H. Castellow

Margaret H. Castellow

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of June, 2016, before me personally appeared Margaret H. Castellow to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this ~~11th~~ 30th day of ~~July~~ June, 2016.

Notary Public

My Commission Expires: 3/3/19

(SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959