WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/16 10:24 2 pgs
Fees:13.00 Taxes:210.90
20160829-0089990

MST 2016-1171

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF August, 2016

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

ANGELA R. WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Claretto	Same as New Owner	
(NAME)	(NAME)	
10400 Hickory Ridge Ct		
(ADDRESS)	(ADDRESS)	
Zionsville, IN 46077		
(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, **Samuel L. Womack, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mario Claretto,** _____, 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. 10-A on the Plan of Zone Lot Division of Lots "10 & 11" of 1st Revision, Larchwood Subdivision, Section One-B of record in Plat Book 6250, Page 852, amending Book 5190, Page 157, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert M. Donovan and wife, Donna R. Donovan by Quitclaim deed from Jerry Henderson Smiley, Executor of the Estate of Thelma Louise Smiley of record in Instrument No. 20050916-0111544 Register's Office for Davidson County, Tennessee, dated August 19, 2005 and recorded on September 16, 2005.

Being the same property conveyed to Samuel L. Womack by Warranty deed from Robert m. Donovan and wife, Donna R. Donovan of record in Instrument No. 20150128-0008134 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 28, 2015.

Subject to: Property taxes have been prorated and paid at closing, and the Grantee has assumed payment thereof, when same become due and Subject to all matters shown on the Plan of record in Plat Book 6250, Page 852, amending Book 5190, Page 157, Register's Office for Davidson County, Tennessee. Amended Utility and Drainage Easement of record in Book 6892, Page 882, in the Register's Office for Davidson County, Tennessee.

This property, known as 739 Fitzpatrick Road, Nashville, TN 37214
(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 hand(s) this 26th DAY OF August, 2016.

Samuel L. Womack by William D. Hinton Esq his Attorney In Fact

Samuel L. Womack by William D. Hinton, Esq. his Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, William D. Hinton, Esq., Attorney-in-Fact for Samuel L. Womack, the within named bargainor, with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Samuel L. Womack, as his free act and deed for the purposes therein contained, said Power of Attorney of record in Book _____, Page _____, Register's Office of Williamson County, Tennessee.

20160829-0089989

Witness my hand and official seal, this the 26 day of August, 2016.

Notary Public

My Commission Expires: 4.11.2020

(SEAL)

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.11.2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020