WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160079016 DEEDWARR
Recvd: 09/09/16 08:38 2 pgs
Fees:13.00 Taxes:1017.13
20160909-0094843

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 6/4/17

(AFFIX SEAL)

VIRGINIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Edward Albertolle Theresa Blazina Albertolle	Mike and Teri Albertolle	091-09-0-106.00
(NAME)	(NAME)	
4150 20th Street	4150 20th Street	
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94114	San Francisco, CA 94114	
(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, I, **Mary DiVittorio, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Edward Albertolle and Theresa Blazina Albertolle, Co-Trustees of the Michael Edward Albertolle and Theresa Blazina Albertolle 2010 Trust dated January 14, 2010,** 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:

That parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the easterly 74 feet of Lot No. 28 on the plat of T. M. Nall's Subdivision of Lots Nos. 18, 19, 20, B. F. Cockrill Land, as of record in Book 421, page 63, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 74 feet on the northerly side of Deal Avenue and runs back between parallel lines 217.8 feet on the line of Lot No. 25.

Being the same property conveyed to Suzanne Southworth by Warranty Deed from Greg Underwood and wife, Melese Underwood, dated December 2, 2005, of record in Instrument No. 20051208-0147856, Register s Office for Davidson County, Tennessee. AND Being the same property conveyed to Mary DiVittorio by Warranty Deed from Suzanne Southworth, married, joined by spouse, Kevin D. DiPiazza, dated November 21, 2014, of record in Instrument No. 20150204-0010581, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6230 Deal Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 421, page 63; Easement for sewer of record in Instrument No. 20020829-0104588; all of record in the Register's Office for Davidson County, Tennessee.

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 7th day of September, 2016.

Mary DiVittorio

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mary DiVittorio, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of September, 2016.

Notary Public
My Commission Expires: 6/4/17

File No.: 23797

