WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$395,000.00~~ 393,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erik G. DiNardo	new owner	105-14-O-145.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
2215 Lindell Avenue		Trans:T20160081344 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 09/16/16 10:49 2 pgs
Nashville, TN 37204		Fees:13.00 Taxes:1454.10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20160916-0097547

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Valerie L. Sloan**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Erik G. DiNardo, unmarried and Angelo A. DiNardo and wife, Jean A. DiNardo as** Tenants in common with the right of survivorship, hereinafter called the GRANTEE(S), 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 the Southerly 45 feet of Lot No. 23, Block 19, on the plan of Yarbrough's Subdivision of Woodland, as shown on plat of record in Plat Book 161 : Page 104 Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Valerie L. Sloan by Warranty Deed from Dale Hire, dated 07/10/2001, of record in Instrument No. 20010713-0074794, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 161, Page 87, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2215 Lindell Avenue, Nashville, TN 37204
(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), 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), 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 12th day of September 2016.

Valerie L. Sloan

Valerie L. Sloan

State of Tennessee
County of Williamson

Personally appeared before me Valerie L. Sloan, 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 seal this 12th day of September, 2016.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129