WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160082502 DEEDWARR
Recvd: 09/20/16 14:20 2 pgs
Fees:13.00 Taxes:1163.28
20160920-0099028

G-RR-16-2226-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/18 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. ADDISON WILLIAMSON DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER (S)
Angelina M. Agin and Adam Agin **Anna M. Dufresne**	Franklin American Mortgage Co.	
(NAME)	(NAME)	**72-10-251.00**
2226 Scott Avenue	6100 Tower Cr., Ste 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **REBECCA VIRULA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELINA M. AGIN AND ADAM AGIN, WIFE AND HUSBAND AND ANNA M. DUFRESNE, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 15th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl, Surveyor, dated October 27, 1967, as follows:

Said Parcel of land fronts 50 feet on the westerly side of Scott Avenue and runs back between parallel lines measuring 188 feet to a 12 foot alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Rebecca Bass, unmarried, by Warranty Deed from Della Ann Himes, unmarried, recorded January 30, 2006 in Instrument No. 20060130-0011219, Register's Office for Davidson County, Tennessee.

Rebecca Bass having since married and is now known as Rebecca Virula. Elmer Eliud Virula, Jr. joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2226 Scott Avenue, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 8th DAY OF SEPTEMBER, 2016.

Rebecca Virula

Elmer Eliud Virula, Jr. by attorney in fact
Elmer Eliud Virula, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA VIRULA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Virula, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELMER ELIUD VIRULA, JR, and who acknowledged she executed the same as the free act and deed of the said ELMER ELIUD VIRULA, JR.

Witness my hand and official seal, this the 8th of September, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212