WARRANTY DEED

Davidson County	DEEDWARR
Recvd: 02/15/17 12:13	2 pgs
Fees:13.00 Taxes:536.13	
20170215-0015669	

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$144,900.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 10 day of February, 2017.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lincoln Capital Group	SAME	162-07-0-112.00
2817 West End Avenue #126-172		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rickie L. Minatra, married,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lincoln Capital Group**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Donna Minatra joins in this conveyance to convey any and all of her marital interst she may have in and to said property.

Being Lot No. 61 on the plan of Bess Estates, Section 2, of record in Book 4675, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rickie L. Minatra and wife, Catherine D. Minatra, by deed from Margaret J. Morrison, on May 28, 1985, of record in Book 6584, page 499, Register's Office for Davidson County, Tennessee. The said Catherine D. Minatra havind died on August 7, 2015 leaving subject property to Rickie L. Minatra by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following

- Subject to all matters as shown on the Plan of record in Book 4675, page 4, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4679, page 64; and Book 4868, page 132, Register's Office for Davidson County, Tennessee.

This is improved property known as: **116 Robert Yoest, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 10, 2017.

Rickie L. Minatra

Donna Minatra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rickie L. Minatra and Donna Minatra** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 10, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.