RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030399 DEEDWARR
Recvd: 04/11/17 09:56 2 pgs
Fees:13.00 Taxes:1702.00
20170411-0035216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21 (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/8/2021

P-BR-17-6511

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)
Michael W. Dioguardi and Jessie M. Dioguardi	New owner	
(NAME)	(NAME)	**115-10-48.00**
6511 Brownlee Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **SETH F. STEELE AND MEGAN STEELE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL W. DIOGUARDI AND JESSIE M. DIOGUARDI, HUSBAND AND WIFE,** 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 Davidson County, Tennessee, being Lot No. 209 on the Plan of West Meade Estates, Section Two, of record in Plat Book 2900, Page 118, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said property.

Said Lot No. 209 fronts 110 feet on the Southerly margin of Brownlee Drive and extends back 288 feet on the Westerly line and 367 feet on the Easterly line to a broken line in the rear, measuring 176.40 feet thereon.

Being the same property conveyed to Seth F. Steele and wife, Megan Steele by Warranty Deed from Heidi K. Rand and husband, Scot W. Rand, recorded October 15, 2012 in Instrument No. 20121015-0094233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 2900, Page 118;
- Restrictive Covenant for Accessory Apartment of record in Book 10910, Page 531, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6511 Brownlee Drive, Nashville, Tennessee 37205**.

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.

RETURN TO

Witness my/our hand(s) this the 7th DAY OF APRIL, 2017.

Seth F. Steele by Megan Steele, Attorney-In-Fact

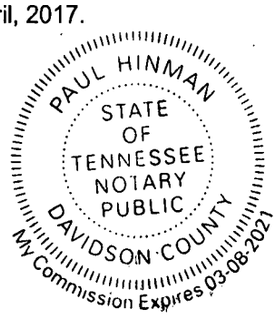
Megan Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN STEELE, 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 SETH F. STEELE, and who acknowledged he/she/they executed the same as the free act and deed of the said SETH F. STEELE.

Witness my hand and official seal, this the 7th of April, 2017.

Notary Public
My Commission Expires: 3/8/17
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of April, 2017.

Notary Public
My Commission Expires: 3/8/17
(SEAL)



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