Record & Return to:
THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176042

BILL GARRETT, Davidson County
Trans: T20170037257 DEEDWARR
Recvd: 05/03/17 10:22 2 pgs
Fees: 13.00 Taxes: 416.25

20170503-0043456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 1st day of May, 2017.

Notary Public
My Commission Expires: 4-28-19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony J Soldo 739 Fitzpatrick Road Nashville, TN 37214	Mortgage Investors Group 8320 East Walker Springs Ln.,#200 Knoxville, TN 37923	096-16-0-114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mario Claretto, a sinlge man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anthony J Soldo, a single man**, 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:

Land in Davidson County, Tennessee, being Lot No. 10-A on the Plan of Zone Lot Division of Lots "10 & 11" of 1st Revision, Larchwood Subdivision, Section One-B of record in Plat Book 6250, Page 852, amending Book 5190, Page 157, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Samuel L. Womack, unmarried to Mario Claretto, a single man as recorded on the 29th day of August, 2016 in Instrument No. 20160829-0089990, corrected by Scrivener's Affidavit in Instrument No. 20160830-0090624; Warranty Deed from Robert M. Donovan and wife, Donna R. Donovan to Samuel L. Womack as recorded on the 28th day of January, 2015 in Instrument No. 20150128-0008134; Quitclaim Deed from Jerry Henderson Smiley, Executor of the Estate of Thelma Louise Smiley to Robert M. Donovan and wife, Donna R. Donovan as recorded on the 16th day of September, 2005 in Instrument No. 20050916-0111544; Last Will and Testament of Thelma Louise Smiley recorded at Instrument No. 20050511-0053160 and Warranty Deed from Joe W. Clymer and wife, Margaret H. Clymer to Thelma L. Smiley, unmarried as recorded on the 2nd day of May, 1996 in Deed Book 10035, Page 492, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 739 Fitzpatrick Road, Nashville, TN 37214

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2017.

Mario Claretto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Mario Claretto**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2017.

Notary Public
My Commission expires: 4-28-19

