DO NOT PUBLISH

Warranty Deed

690,000.00

BILL GARRETT, Davidson County Trans: T20170045849 DEEDWARR Recvd: 05/31/17 08:50 2 pgs Fees: 13.00 Taxes: 2553.00 20170531-0053734	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $690,000.00. Affiant Subscribed and sworn to before me, this the 25th day of May, 2017. Notary Public My commission expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Hayes Carll Allison Moorer	new owners	
2123 Bernard Avenue		104-11-0-355.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER J. TARDIO, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA HAYES CARLL AND ALLISON MOORER, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 39 on the Plan of St. Bernard Place of record in Plat Book 161, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 39 fronts 50 feet on the Southerly side of Bernard, formerly St. Bernard Avenue, and runs back 143.34 feet on the Easterly line and 142.9 feet on the Westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Christopher J. Tardio, an unmarried person by Warranty deed from Stephen Eric Jolly and wife, Carina L. Jolly of record in Instrument No. 20110531-0041294 Register's Office for Davidson County, Tennessee, dated May 27, 2011 and recorded on May 31, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2123 Bernard Avenue, Nashville, TN 37212.

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), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th (AL) ~~25th~~ day of May, 2017.

Christopher J. Tardio

Christopher J. Tardio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 26th (AL) ~~25th~~ day of May, 2017.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires:

Elizabeth Tardio, spouse of Christopher J. Tardio, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Elizabeth Tardio

Elizabeth Tardio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 26th (AL) ~~25th~~ day of May, 2017.

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Notary Public

My Commission Expires: