BILL GARRETT, Davidson County
Trans:T20170047166 DEEDWARR
Recvd: 06/02/17 15:50 2 pgs
Fees:13.00 Taxes:543.90
20170602-0055459

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $147,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2017.

Notary Public

My commission expires: 7-2-2018

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:
Brandon Adams	CMG MORTGAGE, INC.	
5448 Hickory Park Drive	3160 CROW CANYON RD #400	173-04-0-010.00
Antioch, TN 37013	SAN RAMON, CA 94583	

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, **DILORETO ENTERPRISES, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON ADAMS, AN UNMARRIED MAN**, 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 Unit No. B, Lot No. 69 on the Plan of Resubdivision of Lots 69, 70 and 70A, Hickory Park Villa, Section Two of record in Plat Book 6250, Page 464 and amended in Book 6250, Page 465, 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 to Daniel J. DiLoreto and Julie L. DiLoreto by Special Warranty deed from Federal Home Loan Mortgage Corporation ("Freddie Mae") of record in Instrument No. 20100809-0062509 Register's Office for Davidson County, Tennessee, dated July 26, 2010 and recorded on August 09, 2010.

Being the same property conveyed to DiLoreto Enterprises, LLC by Quitclaim deed from Daniel J. DiLoreto and Julie L. DiLoreto, a married couple of record in Instrument No. 20140815-0074062 Register's Office for Davidson County, Tennessee, dated August 10, 2014 and recorded on August 15, 2014.

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 5448 Hickory Park Drive, Antioch, TN 37013.

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 day of May, 2017.

DiLoreto Enterprises, LLC, a Tennessee Limited Liability Company

Dan DiLoreto Authorized Member

Dan DiLoreto, Authorized Member

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 Dan DiLoreto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of DiLoreto Enterprises, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of May, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018