WARRANTY DEED

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206
File No. RW0003085

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/7/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Sciullo	NEW OWNER	081-15-0-219.00
(NAME)	(NAME)	
1716 Underwood Street	1004 Blakefield Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170052346 DEEDWARR
Recvd: 06/19/17 15:18 2 pgs
Fees:13.00 Taxes:440.30

20170619-0061517

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Denali Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Sciullo and Jared Sciullo, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 the easterly part of the westerly one-half of Lot No. 410 in McGavock and Wetmore Addition to Nashville called the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Beginning at a point in the north Right-of-Way of Underwood Street, being North 65 deg. 55 minutes East - 222 feet from the east Right-of-Way of Dr. D.B. Todd Blvd. Said point being the common corner with Marie E. and Ronald M. Stewart (DB 5348, PG 222) and being southwest corner of the herein described property.

Thence, with the east line of Stewart, North 43 deg. 30 minutes 00 seconds West - 129.93 feet to a point in the south Right-of-Way of Cockrill St.: Thence, with the Right-of-Way of Cockrill St. North 47 deg. 17 minutes 38 seconds East - 31.72 feet to a point at the northwest corner of Carolyn Carlton (Instr. #20101022-0084909):
Thence, with the west line of Carlton and John D. and Susie Mae Walden (DB 5241, PG 773), South 43 deg. 30 minutes 00 seconds East - 140.05 feet to a point in the north Right-of-Way of Underwood Street; Thence, with the north Right-of-Way of Underwood Street, South 64 deg. 55 minutes 28 seconds West 33.43 feet to the POINT OF BEGINNING and containing 4,281 square feet or 0.098 acres more or less.

Being the same property conveyed to Denali Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Brian Ellwood, unmarried and Frank Verdun, unmarried, recorded May 9, 2016 as Instrument No. 20160509-0045638, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This is improved ☒ property, known as 1716 Underwood Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 16th day of June, 2017.

Denali Properties, LLC, a Tennessee limited liability company

BY: _____
Ashlee Wall, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ashlee Wall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Authorized Agent of Denali Properties, LLC, a Tennessee Limited Liability Company, a Tennessee limited liability company, the within named bargainor, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Authorized Agent.

Witness my hand this 16th day of June, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206