WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Angela K Hoogeheide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: January 5, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jennifer Scognamiglio, a single woman	Same	42-7-104
(NAME) 114 Yorkshire DR. ~~408 Nesbitt Lane~~	(NAME)	Davidson County DEEDWARR Recvd: 06/29/17 10:48 3 pgs Fees:18.00 Taxes:1202.50 20170629-0065501
(ADDRESS) E. Norwich, NY 11732 ~~Madison, TN 37115~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171343

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/we, Steven D. Delle and wife, Linda Delle, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jennifer Scognamiglio, a single woman and Patrick Scognamiglio, a married man, as joint tenants with right of survivorship, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 89, on the plan of Madison Meade, Section 2, which is of record in Plat Book 3700, Page 107, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed Steven D. Delle by Warranty Deed from Jacky W. McMurtry and Janet L. McMurtry, husband and wife, dated May 28, 2004 and filed of record in Instrument No. 20040608-0067881, Register's Office for Davidson County, Tennessee. Steven Douglas Delle and Tammy Breeding Delle are divorced. Tammy Breeding Delle conveyed her interest in said property to Steven D. Delle by Quitclaim Deed, dated August 18, 2008 and filed of record in Instrument No. 20080910-0092568, said Register's Office.

Steven Douglas Delle and Steven D. Delle are one and the same person.

Unimproved ☐

This is improved ☒ property, known as 408 Nesbitt Lane, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of June, 2017

Steven D. Delle

Linda Delle

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Steven D. Delle and Linda Delle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of June, 2017.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY