WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/17 11:12 2 pgs
Fees:13.00 Taxes:1189.55
20170718-0072159

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$321,500.00.**

Affiant

Subscribed and sworn to before me this 13 day of July, 2017

Notary Public
My Commission expires: 7/5/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anthony DeMaio	Ameris Bank	084-01-0-013.00
1426 Rosebank Avenue	1800 Parkway Place Suite 820	
Nashville, TN 37206	Marietta, GA 30067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The 1426 Rosebank Avenue Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anthony DeMaio and Casey Goo, Joint Tenants**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 22 on the plan of Dugger Heights No. Two, of record in Book 1424, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 22 fronts 70 feet on the west side of Rosebank Avenue and runs back between lines, 244.8 feet on the north line and 242.2 feet on the south line, to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to First Jordan, FLP, as Trustee of The 1426 Rosebank Avenue Trust, by deed from Linda Marie Adcock, Executrix for The Estate of Annie Marie Shelton, and Douglas Griffin Shelton, on August 16, 2013, of record in Instrument Number 20130821-0088188, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee of The 1426 Rosebank Avenue Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 135, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1786, page 289: Book 4235, page 564; Book 975, page 263; Book 967, page 783; Book 954, page 388; Book 975, page 214; and book 975, page 204, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1426 Rosebank Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 13, 2017.

The 1426 Rosebank Avenue Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, Successor Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 13, 2017

My commission expires 5-5-19

Notary Public

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

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.