BILL GARRETT, Davidson County
Trans: T20170066639 DEEDWARR
Recvd: 08/02/17 15:42 2 pgs
Fees: 13.00 Taxes: 1369.00
20170802-0078912

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July, 2017

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 7.2.18

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Peggy C. Burkhalter	Peggy C. Burkhalter, Trustee	Parcel ID:
1005 West Grove Avenue	1005 West Grove Avenue	10509031900
Nashville, TN 37203	Nashville, TN 37203	

FOR AND IN 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, we

Arlene S. Giordano and Lara Lily Kirsch Giordano, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Peggy C. Burkhalter, Trustee of the Peggy C. Burkhalter Revocable Trust U/A/D January 31, 2001

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:

LAND in Davidson County, Tennessee, being the southerly 1/2 of the easterly 100 feet of Lot No. 17 on the Plan of Jones and Dudley's Addition, as shown on plat of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said lot fronts 75 feet on the westerly side of 10th Avenue South and runs back between parallel lines, 75 feet south of and parallel to West Grove, along the northerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to Arlene S. Giordano and Lara Lily Kirsch Giordano, as tenants in common with right of survivorship, by Trustee's Quitclaim Deed from Richard A. Northcutt, as Trustee, of record in Instrument 20080314-0026008, said Register's Office, dated March 4, 2008. See also prior deed of record in Instrument 20071206-0141325, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 147, said Register's Office.

Power of Attorney of record in Instrument 20170802-0078912 said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1905 10th Avenue South, Nashville, TN 37203

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 our hands this 27 day of July, 2017.

Arlene S. Giordano

Lara Lily Kirsch Giordano by Arlene S Giordano Attorney-in-fact

Lara Lily Kirsch Giordano
By: Arlene S. Giordano, Attorney-in-Fact

STATE OF OREGON
COUNTY OF Multnomah

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

Witness my hand and official seal this 27 day of July, 2017.

My Commission Expires: 9/23/17

Notary Public

OFFICIAL STAMP
SHARON E WILLIAMS
NOTARY PUBLIC-OREGON
COMMISSION NO. 920308
MY COMMISSION EXPIRES SEPTEMBER 23, 2017

STATE OF OREGON
COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Arlene S. Giordano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~/she/~~they~~ executed the within instrument on behalf of Lara Lily Kirsch Giordano as ~~his~~/her/~~their~~ Attorney in Fact as the free act and deed of the within named Lara Lily Kirsch Giordano.

Witness my hand and official seal this 27 day of July, 2017.

My Commission Expires: 9/23/17

Notary Public

OFFICIAL STAMP
SHARON E WILLIAMS
NOTARY PUBLIC-OREGON
COMMISSION NO. 920308
MY COMMISSION EXPIRES SEPTEMBER 23, 2017