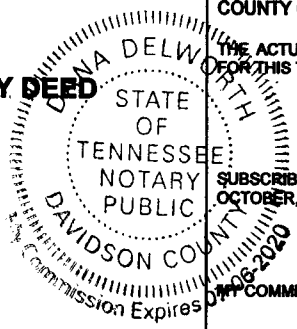
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

Y-VR-17-1906

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cristina Migliaccio	**New Owner**	
(NAME) **1906 Dabbs Ave.**	(NAME)	**107-05-0-004.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD R. TOEVS AND LILIA TOEVS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CRISTINA MIGLIACCIO, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Bel-Air Section One of record in Plat Book 2900, Page (s) 27 and 28, 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 Randy Toevs, married by Warranty deed from Daniel Aaron Mitchell of record in Instrument No. 20050210-0015510 Register's Office for Davidson County, Tennessee, dated February 03, 2005 and recorded on February 10, 2005.

Being the same property conveyed to Richard R. Toevs by Warranty deed from Danielle M. Toevs of record in Instrument No. 20070308-0029046 Register's Office for Davidson County, Tennessee, dated February 10, 2005 and recorded on March 08, 2007.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2959, Page 83, as amended in Book 3096, Page 483, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1906 Dabbs Ave., Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 14913 **DEEDWARR**
10/18/2017 10:25:26 AM 2 pgs
Fees: $13.00 Taxes: $497.65

20171018-0106631

Witness my/our hand(s) this the 13th DAY OF OCTOBER, 2017.

Richard R. Toevs
Richard ~~R~~ Toevs

Lilia Toevs

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ BROWARD

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

Witness my hand and official seal, this the 13th of October, 2017.

Notary Public
My Commission Expires: 3/14/19
(SEAL)

SUSAN UNDERWEISER
Notary Public - State of Florida
Commission # FF 192907
My Comm. Expires Mar 14, 2019
Bonded through National Notary Assn

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ BROWARD.

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

Witness my hand and official seal, this the 13th of October, 2017.

Notary Public
My Commission Expires: 3/14/19
(SEAL)

SUSAN UNDERWEISER
Notary Public - State of Florida
Commission # FF 192907
My Comm. Expires Mar 14, 2019
Bonded through National Notary Assn.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212