Bill Garrett Davidson County
Batch# 33935 DEEDWARR
12/06/2017 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20171206-0124230

| | |
|---|---|
| KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN. | STATE OF TENNESSEE<br>COUNTY OF ~~Davidson~~ Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is $210,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 5th day of DECEMBER, 2017.<br><br>Notary Public<br><br>My commission expires:<br>OCT 20 2020 |

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **D & M Partners** | **NEW OWNER** | **10613000200** |
| **303 Woodycrest Ave.** | **303 Woodycrest Ave** | |
| **Nashville, TN 37210** | **Nashville, TN 37210** | |

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 ACKNOWLEDGE, WE,

**Frank Milazzó, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**D & M Partners, a Tennessee General Partnership**

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 Lot No. 101 on Map of Section 3, Woodycrest, as of record in Book 2083, page 31, Register's Office for said County.

Said Lot No. 101 fronts 65' on the North side of Polk Avenue and runs back between parallel lines, 248.1' on the East line and 241.4' on the West line to a dead line in the rear, on which it measures 48'.

Being the same property conveyed to Frank Milazzo, unmarried, by Warranty Deed from Harold B. Atkins and wife, Carmen Beaty Atkins, dated February 20, 2004, of record in Instrument No. 20040224-0020874, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2083, page 31, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 309 Polk Avenue, Nashville, TN 37210.

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 in 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.

Frank Milazzo by Joanne Roberts As his Attorney in Fact Date: 12-1-17

Frank Milazzo by Joanne Roberts
As his Attorney-in-Fact

_____ Date:_____

STATE OF Florida

COUNTY OF St. Johns

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joanne Roberts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Frank Milazzo, and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 1 day of Dec, 2017.

NOTARY PUBLIC Teresa J Fischer

My Commission Expires: 3/29/21

TERESA J FISCHER
Notary Public - State of Florida
Commission # GG 059545
My Comm. Expires Mar 29, 2021
Bonded through National Notary Assn.

# True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

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

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

