Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-CHM17-410B

This Instrument Prepared by ~~& Return to:~~
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 43104 DEEDWARR
01/02/2018 09:55:06 AM 2 pgs
Fees: $13.00 Taxes: $1,927.70
20180102-0000149

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelly M. Jones 410B Saint Francis Avenue Nashville, TN 37205	NEW OWNER	Part of M/P 104010-352.00 New M/P beginning in 2018 Is 104010-469.00

THIS INDENTURE, made this 27th day of December, 2017 between

Paolo Tramontano, married

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Kelly M. Jones, a single woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 43, West End Park Terrace, as shown on plat of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paolo Tramontano, married by Quitclaim Deed dated 2/1/17 from Paolo Tramontano of record in Instrument Number 20170201-0010864 and a portion of the same property by Warranty Deed dated 12/14/16 from Susan J. Ramos-Hunter of record in Instrument No. 20170105-0001392, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 410B Saint Francis Avenue, Nashville, TN 37205.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Paolo Tramontano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Paolo Tramontano, 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 and official seal at office in Goodlettsville, Tennessee on this the 27th day of December, 2017.

Karen B. Heavener — My Commission Expires: 7/8/19
Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $521,000.00.

Affiant

Sworn to and subscribed before me, this 27th day of December, 2017.

Karen B. Heavener — My Commission Expires: 7/8/19
Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County