Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0985-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Bill Garrett Davidson County
Batch# 43514 DEEDWARR
01/02/2018 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $862.10
20180102-0000501

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of December, 2017.

JOANN THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 12/10/19

Address of New Owner	Send Tax Bills To:	
Michelle Insalaco 321 Prince Avenue Nashville, TN 37207	United Shore Financial 1414 East Maple Rd Troy MI 48083	Map/parcel: 071-08-0-062.00

WARRANTY DEED

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, I/WE

Cindy Dominicus, a married woman,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Insalaco, a single woman, and Michael Neveldine, a single man,

HEREINAFTER CALLED THE GRANTEE(S), her 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 easterly 50 feet of Lot No. 55 on the Map of J. B. Haynies Oriental Subdivision, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said portion of Lot No. 55 fronts 50 feet on the northerly right of way of Prince Avenue (formerly Price Street) and runs back between parallel lines approximately 140 feet to the southerly line of Lot No 60 of said J.B. Haynies Oriental Subdivision, measuring approximately 50 feet thereon.

BEING the same property conveyed to Cindy Dominicus, a married woman, by Warranty Deed from Donald J. Hawk and Eunice M. Hawk, husband and wife, dated 8/24/16 and recorded 8/29/16 in Instrument Number 20160829-0090108; and the same property previously conveyed to Donald J. Hawk by Warranty Deed from Charles D. Dickens and wife, Joann R. Dickens, dated 11/28/05 and recorded 12/5/05 in Instrument Number 20051205-0145895, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

Subject property is not the marital residence of the Grantor, nor her spouse or any dependents.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 321 Prince Avenue Nashville, TN, 37207

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of December, 2018

Cindy Dominicus

Cindy Dominicus

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 28th day of December, 2018

annemarie Cain

Notary Public

My Commission Expires: 2-20-18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER