Bill Garrett Davidson County
Batch# 59133 DEEDWARR
02/14/2018 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,908.20
20180214-0014669

MAP/PARCEL #: 09214005300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) dollar, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **BRENT CARTWRIGHT**, have bargained and sold and by these presents do hereby transfer and convey unto **STEVEN MARANO and wife, CATHERINE MARANO,** their heirs and assigns, certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of revised Map of West End Park of record in Plat Book 421, Page 82 and 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 front 75 feet on the southeasterly margin of Parthenon Street and extends back between parallel lines 150 feet to an alley.

SUBJECT to any governmental zoning and/or subdivision ordinances or regulations in effect thereon.

SUBJECT to any and all existing easements.

LAST DEED AND PRIOR REFERENCE: 20170413-0036400, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said **STEVEN MARANO and wife, CATHERINE MARANO,** their heirs and assigns, forever. And I do covenant with the said grantee that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said land to the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 01 day of FEB, 2018.

Instrument Prepared By
AUSTIN, DAVIS & MITCHELL
P.O. Box 666
Dunlap, TN 37327

BRENT CARTWRIGHT

STATE OF CA :

COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRENT CARTWRIGHT,** the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at LOS ANGELES, CA, this 01 day of FEB, 2018.

MASOUD MINARAVESH
Commission # 2144004
Notary Public - California
Los Angeles County
My Comm. Expires Mar 21, 2020

NOTARY PUBLIC

My Commission Expires: 03/21/2020

SEND TAX NOTICES TO:
GRANTEE
STEVEN MARANO ET UX
55 Northgate Drive
Address
Syosset, NY 11791
City, State, Zip

***

This deed was prepared from information furnished by the parties hereto. No title examination has been made and the law firm of Austin, Davis & Mitchell, shall not be liable for the status of title to the property nor the accuracy of such information and/or property description.

STATE OF Tennessee)

COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 786,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me, this the 13th day of February, 2018.

Register / Notary Public

Commission:

W. REID SOLOMON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2018

True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

