WARRANTY DEED

File #18100

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Cascioppo	First Bank	11516002400
(NAME)	(NAME)	
222 Brook Hollow Road	211 Commerce St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN, 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 64988 DEEDWARR
03/05/2018 10:12:43 AM 2 pgs
Fees: $13.00 Taxes: $3,015.50
20180305-0020352

FOR AND 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, WE, **L. & A. Holdings, Inc., an Illinois Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Cascioppo and Rachelle Agatha, Joint Tenancy,** HEREINAFTER CALLED THE GRANTEE, HIS 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, in the 8th Civil District, described as lot No. 2 on the Resubdivision of Lot No. 11 on the Map of West Meade Farms, Inc., Section 1, of record in Instrument No. 20130206-0012282, Register's Office for Davidson County, Tennessee, and previously described in Book 1424, Page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L. & A. Holdings, Inc., an Illinois Corporation by Warranty Deed from Nancy Jo Coburn, Executrix of the Estate of Mary Esther Ham dated September 19th 2012 and recorded September 24th 2012 in Instrument No. 20120924-0086567 said Register's Office, Davidson County, TN.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 222 Brook Hollow Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my hand this 28th day of February, 2018.

L. & A. Holdings, Inc., an Illinois Corporation

BY: _____
Kelly D. Land
Its: President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kelly D. Land with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of L. & A. Holdings, Inc., an Illinois corporation, the within named bargainor, a corporation, and that he as such President of L. & A. Holdings, Inc. executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

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

Notary Public _____

My Commission Expires: 11/8/21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212