Bill Garrett Davidson County
Batch# 70510 DEEDWARR
03/19/2018 11:04:26 AM 2 pgs
Fees: $13.00 Taxes: $510.60
20180319-0025570

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Catherine Joy Perry
772 Fitzpatrick Road
Nashville, TN 37214

SEND TAX BILL TO:
New Owner

MAP/PARCEL 096-16-0-172.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anthony T. Grotticelli, a married man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Catherine Joy Perry, a married woman, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 263B on the Plan of Zone Lot Division Lots 260, 261, 262, 263, 264, 265 & 267, Section 3, Larchwood of record in Plat Book 5200, Page 540, as amended in Book 6250, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony T. Grotticelli by Warranty deed from Mary A. Kukuk of record in Instrument No. 20090203-0009243 Register's Office for Davidson County, Tennessee, dated February 02, 2009 and recorded on February 03, 2009.

Liz Grotticelli, the spouse of Anthony T. Grorricelli, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Anthony T. Grorricelli.

This is improved property known as: **772 Fitzpatrick Road, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 13th day of March, 2018.

WITNESS MY HAND on this the 13th day of March, 2018

Anthony T. Grotticelli

Liz Grotticelli

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Anthony T. Grotticelli and Liz Grotticelli,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of March, 2018.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180115