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PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 75807 DEEDWARR
04/03/2018 10:29:38 AM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20180403-0030924

W & I Ref: (DM) Title No.: 59461

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Vincent Turitto Laurette Nicole Turitto 510 Lynnwood Blvd. Nashville, TN 37205	Pentagon Federal Credit Union 2930 Eisenhower Avenue Alexandria, VA 22314

TAX MAP PARCEL NUMBERS: 13003008500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$705,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marc W. Oswald and Krista E. Oswald, husband and wife,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Vincent Turitto and Laurette Nicole Turitto, husband and wife,, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 109, the Northerly part of Lot No. 198, part of Brighton Avenue, now closed and part of a 50 feet unnamed street, once known as Sixth Street, lying between Lot Nos. 109 and 198 on the Plano f Royal Oaks Land Company's Subdivision of the Baker Tract of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

Said property fronts 100 feet on the margin of Lynnwood Boulevard and extends back 260.1 feet on the Southerly line and 254 feet more or less on the Northerly line to a line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Marc W. Oswald and Krista E. Oswald, husband and wife, by Warranty Deed from Kimberly D. Ely, an unmarried woman, dated January 22, 2016 and recorded on February 2, 2016 of record in Instrument No. 20160202-0009857, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 421, pages 102 and 103, said Register's Office.

This instrument is executed on behalf of Marc W. Oswald by Krista E. Oswald pursuant to a Power of Attorney executed by him on the 14th day of March, 2018, of record in Instrument No. 20180403003092 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 510 Lynnwood Boulevard, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 2018

Marc W. Oswald by Krista E. Oswald, Attorney-In-Fact

Krista E. Oswald

State of Tennessee

County of Davidson

On this 28th day of March, 2018, before me the undersigned authority, personally appeared **Krista E. Oswald**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Krista E. Oswald** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marc W. Oswald**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2018.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $705,000.00.

Affiant

Sworn and subscribed before me this 28th day of March, 2018.

Notary

My Commission Expires: 11/5/18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.