This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Bill Garrett
Batch# 76853
04/06/2018 10:42:34 AM
Fees: $13.00 Taxes: $1,174.75

Davidson County
DEEDWARR
2 pgs

20180406-0032412

MICHELE L. GIVENS
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

STATE OF TENNESSEE
COUNTY OF Montgomery
The actual consideration or value, whichever is greater, for this transfer is $317,500.00.

Affiant

Subscribed and sworn to before me, this 4th day of April, 2018.

Notary Public
My commission expires: 8-17-2019

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| BENJAMIN CASEY<br>415 ACHIEVEMENT DRIVE<br>NASHVILLE, TN 37209 | NEW OWNER | 090-16-0 189.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW JOHN GIAMMARCO AND WIFE, NIKI GIAMMARCO,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **BENJAMIN CASEY, A SINGLE MAN**, hereinafter called the Grantee, his successors 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 LOT NO. 522 ON THE PLAN OF CHARLOTTE PARK, SECTION VII, AS OF RECORD IN PLAT BOOK 2663, PAGE 122, SAID REGISTER'S OFFICE

SAID LOT FRONTS 73 FEET ON THE SOUTHWESTERLY SIDE OF ACHIEVEMENT DRIVE AND RUNS BACK 148.8 FEET ON THE NORTHWESTERLY LINE, 151.9 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IS MEASURES 74.1.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW JOHN GIAMMARCO BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION DATED JANUARY 3, 2014, OF RECORD IN INSTRUMENT NO. 20140113-0003123, DAVIDSON COUNTY REGISTER OF DEEDS.

NIKI GIAMMARCO JOINS IN THE EXECUTION OF THIS INSTRUMENT TO CONVEY HER MARITAL INTEREST, IF ANY, IN SUBJECT PROPERTY.

This property is improved property known as 415 ACHIEVEMENT DRIVE, NASHVILLE, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 2nd day of April, 2018.

MATTHEW JOHN GIAMMARCO

NIKI GIAMMARCO

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MATTHEW JOHN GIAMMARCO AND NIKI GIAMMARCO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in _____ (CITY,STATE), this 2nd day of APRIL, 2018.

Notary Public

My Commission expires: June 15, 2021

NOTARY PUBLIC
STATE OF ARIZONA
Pima County
LISA PANICHI
My Commission Expires June 15, 2021