Bill Garrett Davidson County
Batch# 83438 DEEDWARR
04/20/2018 03:10:07 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20180420-0037601

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0578

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of April, 2018

Notary Public
Commission Expires: 4/10/18

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Albert Anthony DiFiore 8756 Poplar Creek Road Nashville, TN 37221	REGIONS BANK 2001 PARK PLACE NORTH #450 BIRMINGHAM, AL 35203	154 00 0 28500

WARRANTY DEED

FOR AND IN 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, I/WE,

Dwight T. Derringer and wife, Misti Derringer

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Albert Anthony DiFiore and Erin Katherine DiFiore husband and wife as joint tenants with full rights of survivorship and Thomas Albert DiFiore, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land as shown on property Map 154, Assessor's Office for Davidson County, Nashville, Tennessee, bounded in general by Poplar Creek Road on the south; Imoline Watson remainder on the west and north and Danny George Sullivan on the east, being Lot 1 of the Imoline Watson Subdivision, of record in Book 11190, page 112, Register's Office for Davidson, more particularly described as follows:

Beginning at an iron pin set on the north margin of Poplar Creek Road (25' from the center) in the west line of Danny George Sullivan (ref. deed book 8040 page 819 R.O.D.C.) thence leaving Sullivan and with the margin of said road S 88 deg. 03' 42" W 240.87' to an iron pin set; thence with a curve to the left having the following characteristics: Delta=00 deg. 57' 50"; radius=653.79'; arc= 11.00'; tangent= 5.50'; chord=S 87deg. 34' 47" W 11.00' to an iron pin set on the east side of a driveway; thence leaving Poplar Creek Road and with the east margin of said drive N 34 deg. 55' 48" W 22.06' to an iron pin set; thence N 17 deg. 59' 13" W 93.64' to an iron pin set; thence N 07 deg. 36' 59" W 61.23' to an iron pin set; thence N 19deg. 12' 10" E 43.63' to an iron pin set; thence leaving the drive N 88 deg 08' 59" E 115.09' to an iron pin set; thence N 19 deg. 01' 52" E 151.12' to an iron pin set on the east side of the aforementioned drive; thence with the drive N 26 deg. 42' 47", E 54.12' to an iron pin set; thence leaving the drive and crossing a drain S 88 deg. 57' 56" E 105.52' to an iron pin set in the west line of the aforementioned Danny George Sullivan; thence with Sullivan's west line S 01 deg. 02' 04" W 393.51' to the point of beginning, containing 2.00 acres, more or less, and being a portion of Imoline Watson property as

recorded in Plat Book 11190, page 112, Register's Office according to a survey by Randolph L. Chapdelaine R.L.S. # 1444, 7111B Sweetgum Drive, Fairview, TN 37062, and dated June 21, 1999.

Being the same property conveyed to Dwight T. Derringer and wife, Misti Derringer, by Warranty Deed from Donald Gene White, Jr. and wife, Eileen Q. White, dated 7/20/11 and filed for record on 7/22/11 in Instrument # 20110722-0056144, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8756 Poplar Creek Road, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of April, 2018.

Dwight T. Derringer

Misti Derringer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Dwight T. Derringer and wife, Misti Derringer

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2018.

Notary Public

My Commission Expires: 4/10/18

(Notary Seal)

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON