THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24756

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 921,500.00.

John Bronaugh Peyton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES March 3, 2020

(AFFIX SEAL)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 106891 DEEDWARR
06/20/2018 01:50:22 PM 2 pgs
Fees: $13.00 Taxes: $3,409.55

20180620-0059499

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
John Bronaugh Peyton and Alexandra Pool Peyton	NEW OWNER	
1903 Lombardy Avenue		11707003800
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Linus D. Catignani, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Bronaugh Peyton and Alexandra Pool Peyton**

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:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Easterly 25 feet of Lot No. 33 and the Westerly 45 feet of Lot No. 32 of Block "A" on the Map of Walter Stokes Home Place Subdivision No. 1, as of record in Book 974, page 92, Register's for said County, and described as follows:

Beginning at a point in the Southerly margin of Lombardy Avenue at the Northeast corner of the property conveyed to John Luck and wife, by deed from Nellie T. Stokes and husband, of record in Book 1079, page 622, said Register's Office, said point being 1081.9 feet more or less West of the Southwest intersection, of said Avenue and Brightwood Avenue; thence along Luck's Easterly line Southerly 169 feet more or less to an iron stake; thence Easterly 70 feet to a point; thence Northerly parallel to the first line 169 feet to a point in the Southerly margin of Lombardy Avenue; thence with the margin of the same Westerly 70 feet to the point of beginning.

Being the same property conveyed to Linus D. Catignani, an unmarried person by Warranty deed from Michael J. Sandler Sr. and Kathy L. Sandler, husband and wife of record in Instrument No. 20170605-0055561 Register's Office for Davidson County, Tennessee, dated June 02, 2017 and recorded on June 05, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1903 Lombardy Avenue, Nashville, TN 37215.**

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 the 14th day of June, 2018.

Linus D. Catignani

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 **Linus D. Catignani** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14th day of June, 2018.

My Commission expires: March 3, 2020

Notary Public

