Bill Garrett Davidson County
Batch# 117757 DEEDWARR
07/18/2018 10:32:34 AM 2 pgs
Fees: $13.00 Taxes: $976.43
20180718-0069906

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-05-071

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Dirienzo and Christina Dirienzo	Robert Dirienzo and Christina Dirienzo	084-08-0-111.00
(NAME) 3025 Windemere Circle	(NAME) 3025 Windemere Circle	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JEWELL VICTORY, UNMARRIED** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT A. DIRIENZO AND CHRISTINA M. DIRIENZO, HUSBAND AND WIFE** 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, Tennessee, being Lot No. 137 on the Plan of Lincoya Hills, Section Five of record in Plat Book 2330, Page 35, 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 Robert Victory and wife, Jewell Victory by Warranty deed from Neal D. Harrell and wife Jo Anne Harrell of record in Book 4752, page 924, Register's Office for Davidson County, Tennessee, dated August 15, 1973 and recorded on October 05, 1973; and further

Being the same property conveyed to Jewell Victory by Quitclaim deed from Robert Victory of record in Instrument No. 20120521-0043967 Register's Office for Davidson County, Tennessee, dated May 17, 2012 and recorded on May 21, 2012.

unimproved ☐
This is improved ☒ property, known as 3025 Windemere Circle, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17th day of July, 2018.

Jewell Victory

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jewell Victory with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 17th of July, 2018.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

