3099S-5

Box 14

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24969

Bill Garrett Davidson County
Batch# 120419 DEEDWARR
07/25/2018 09:19:21 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180725-0072365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tran Truong	First Tennessee Bank, NA	MAP
614 Galaxie Drive	165 Madison Ave.	PARCEL 102-03-0-027.00
Nashville, TN 37209	Memphis, TN 38103	
(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, **Lauren Tortorelli, married, f/k/a Lauren Suchomski**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tran Truong, a single woman**

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. 1046 on the Plan of Charlotte Park, Section 14 of record in Plat Book 3300, Pages 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Comet Drive, which point is the common corner of Lot Nos. 1046 and 1047; thence Southwardly 84.0 feet to a monument; thence around a curve to the East 39.3 feet to a monument thence Easterly 104.5 feet; thence Northwardly 142.2 feet to a concrete monument; thence Southwardly 148.9 feet to the point of beginning.

Being the same property conveyed to Lauren Suchomski, by Deed from Ashli Danielle Walker, of record in Instrument No. 20141103-0101293 Register's Office for Davidson County, Tennessee. The said Lauren Suchomski having since married and is now known as Lauren Tortorelli.

Kyle Tortorelli, joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Lauren Tortorelli.

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 () UNIMPROVED

(X) IMPROVED property known as **614 Galaxie Drive, Nashville, TN 37209.**

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 hand(s) this the 23rd day of July, 2018.

Lauren Tortorelli

Kyle Tortorelli

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 **Lauren Tortorelli** 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of July, 2018.

My Commission expires: March 3, 2020

R. L. MU... STATE OF TENNESSEE NOTARY PUBLIC ... COUNTY

Notary Public

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 **Kyle Tortorelli** 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 23rd day of July, 2018.

My Commission expires: March 3, 2020

R. L. MU... STATE OF TENNESSEE NOTARY PUBLIC ... COUNTY

Notary Public