WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 7/22/2021
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 140790 DEEDWARR
09/14/2018 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20180914-0091356

CHRISTIE PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd. , Ste. 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joseph G. Favazzo and Virginia E. Favazzo	Joseph G. Favazzo and Virginia E. Favazzo	083 08 0 221.00
(NAME) 2717 Eastland Avenue	(NAME) 1645 Eagle Glen Dr.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Blacklick, OH 43004	
(CITY) (STATE) (ZIP)	(CITY) TN (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, I/WE, **Ellen L. Harvey-Smith nka Ellen L. Noble and husband, Terry Noble**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph G. Favazzo and Virginia E. Favazzo, 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:

Being Lot No. 24 on the Plan of Whitman Meadow Section Three of record in Book 4060, Page 182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ellen L. Harvey-Smith, unmarried by Warranty Deed from Linda Tobitt, married dated June 25, 2007 and recorded July 10, 2007 as Instrument No. 20070710-0082041, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2717 Eastland Avenue, Nashville, TN 37206

File Number: BEL-187374FC

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, has 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 13th day of Septem, 2018

Ellen L. Harvey-Smith nka Ellen L. Noble

Terry Noble

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ellen L. Harvey-Smith nka Ellen L. Noble and husband, Terry Noble, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2018.

Notary Public

My Commission Expires: 10/7/2019

(SEAL)

BARBARA LUCCIOLA CONLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: BEL-187374FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019