WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145129 **DEEDWARR**
09/25/2018 03:13:07 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180925-0095083

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$375,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of September 2018

Notary Public
My Commission expires: 7/6/20

(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Paul Morini	NEW OWNER	082-16-0-287.00
909 Boscobel Street		
Nashville, TN 37206	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Eric Rajotte, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paul Morini, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, in the 18th Ward of the City of Nashville, being part of the Totten Property, a plan of which is of record in Book 57, page 22, and part of the Barrow Property, a plan of which is of record in Plan Book 1, page 13, Chancery Court at Nashville, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated July 17, 1970, as follows:

Beginning at a point in the northerly margin of Boscobel Street, 255 feet east of the westerly margin of South 9th Street; thence North 24 degrees 52' West 1990 feet to a point in the southerly margin of a 10-foot alley; thence with the same, North 64 degrees 50' East 50 feet; thence south 24 degrees 52' East 190 feet to a point in the northerly margin of Boscobel Street; thence with the same, South 64 degrees 50' West feet to the point of beginning.

Being the same property conveyed to Eric J. Rajotte, unmarried, from Alicia T. Vann, by deed on May 6, 2016, of record in Instrument Number 20160513-0047741, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 57, page 22, Register's Office for Davidson County, Tennessee; and Book 1, page 13, Chancery Court for Davidson County, Tennessee.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **909 Boscobel Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-18-907

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 September 21, 2018.

Eric Rajotte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Rajotte** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 21, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY