Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1357

Karen Y Johnson Davidson County
Batch# 155108 **DEEDWARR**
10/30/2018 11:52:48 AM 2 pgs
Fees: $13.00 Taxes: $2,656.23

20181030-0107341

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph F. Capizzi and wife, Saralou E. Capizzi**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donna Torsney** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 76 on the revised Plan of Whitworth, Phase I, of record in Book 7900, pages 140-144, 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 Joseph F. Capizzi and wife, Saralou E. Capizzi, by deed from Betty Lamar, unmarried, dated May 21, 2013, of record in Instrument No. 20130522-0051562, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 61 Wyn Oak, Nashville, TN 37205.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 29th day of October, 2018.

Joseph F. Capizzi

Saralou E. Capizzi

State of Tennessee )
County of Davidson)

On this 29th day of October, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph F. Capizzi and Saralou E. Capizzi, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 717,900.00.**

Affiant

Sworn and subscribed before me on this the 29th day of Octo[illegible] 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

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| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Donna Torsney<br>61 Wyn Oak<br>Nashville, TN 37205 | NEW OWNER | 104-14-0G-077.00 |