WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178008 **DEEDWARR**
12/26/2018 02:50:04 PM 2 pgs
Fees: $13.00 Taxes: $2,201.50

20181226-0125280

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$595,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2018.

Carmen Coats
Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jerome Moe	MORTGAGE INVESTORS GROUP	**Map 129-02-0 Parcel 050.00**
251 Vaughns Gap Road	8320 EASTWALKER SPRINGS LN #200	
Nashville, TN 37205	KNOXVILLE, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert D. Marciani and Hendra Marciani, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerome Moe, an unmarried man

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. 4 on the Plan of West Meade Farms, Inc., Section IV, of record in Plat Book 1835, Page 94, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert D. Marciani and Hendra Marciani, husband and wife, by Deed dated September 21, 2011 from Rosemary Lombardy, Trustee for the Rosemary Lombardy Revocable Trust dated August 13, 2010, of record in Instrument No. 20110930-0075895, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Robert D. Marciani, pursuant to a Power of Attorney executed by him on the 13th day of December, 2018, of record in Instrument No. 20181226-0125279, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 1835, Page 94, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Telephone and Electric Power Line of record in Book 3944, Page 809, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **251 Vaughns Gap Road, 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 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 my/our hand(s) this **21st** day of **December, 2018.**

Robert D. Marciani by
Hendra L. Marciani, atty-in-fact

Robert D. Marciani by Hendra Marciani, Attorney-in-Fact

Hendra L. Marciani

Hendra Marciani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Hendra Marciani,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **December, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of December, 2018, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Hendra Marciani**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact **Robert D. Marciani**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Robert D. Marciani**, for the purpose therein contained, by signing the name of **Robert D. Marciani**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **December, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21