THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-6-22

(AFFIX SEAL)

JAMES A. HAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Karen Y Johnson Davidson County
Batch# 183312 **DEEDWARR**
01/14/2019 09:39:23 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20190114-0003434

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linus D. Catignani	NEW OWNER	
1720 Linden Avenue		10416016600
Nashville, TN 37212		
(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, **Dianne R. Crain, Individually and as Administratix of the Estate of Frank Lamont Hyde**,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linus Catignani and Gilberto Gonzalez, as tenants in common with each owner holding a 50% undivided ownership interest,**

HEREINAFTER CALLED THE GRANTEE, HIS 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. 1089, on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 117, Register's Office for said county, as follows:

Said Lot No. 108 fronts 55 feet on the northerly side of Linden Avenue and runs back between parallel lines with the easterly margin of 18th Avenue South, formerly Mount Vernon Avenue, 143.5 feet and on the east line 143.4 feet to an alley shows 55 feet on said alley.

Being the same property conveyed to Frank Hyde and wife, Juanetta Hyde by Deed from Glen O. Martin and wife, Marge P. Martin, dated July 17, 1968 and recorded July 18, 1968 in Book 4252, Page 129, Register's Office of Davidson County, Tennessee. Juanetta Hyde having died November 1976. Further, being the same property conveyed to Frank Hyde, for Life with remainder to Frank L. Hyde by Quitclaim deed from Frank Hyde of record in Book 6707, page 364, Register's Office for Davidson County, Tennessee, dated October 30, 1985 and recorded on November 12, 1985. Frank Hyde, also known as Frank Augusta Hyde (life estate interest), died on November 1, 1986, leaving Frank L Hyde as the surviving remainder owner. Frank L. Hyde, also known as Frank Lamont Hyde, died on January 28, 2018. See Order Approving Authority of Executrix to Sell Real Property, Approve Contract of Sale and Conveyance of Real Property entered on November 30, 2018 in the Seventh Circuit Court for Davidson, Tennessee, under Docket No. 18P443, Dianne R. Crain, Administratix of the Estate of Frank Lamont Hyde is authorized to execute the deed.

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 IMPROVED property known as **1726 Linden Avenue, Nashville, TN 37212.**

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 my hand this the 11th day of January, 2019.

Dianne R. Crain - Administratix
Dianne R. Crain, Administrix of the Estate of Frank Lamont Hyde

Dianne R. Crain
Dianne R. Crain, Individually

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 **Dianne R. Crain, Individually and as Administratix of the Estate of Frank Lamont Hyde**, 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 11th day of January, 2019.

My Commission expires: 1-6-20

JARED A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO., TN

Notary Public