WARRANTY DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Y-P-19-2412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX

Karen Johnson Davidson County
Batch# 186546 **DEEDWARR**
01/22/2019 10:13:14 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190122-0005842

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Giordano Lo Regio	**New Owner**	
(NAME)	(NAME)	**083-12-0-029.00**
2412 Barclay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1504		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL DAVIDSON AND CHRISTINE M. DAVIDSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GIORDANO LO REGIO, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 55 on the Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Davidson and Christine M. Davidson, husband and wife by Warranty deed from John B. Carter, unmarried of record in Instrument No. 20171212-0126544 Register's Office for Davidson County, Tennessee, dated December 06, 2017 and recorded on December 12, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 1033, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2412 Barclay Drive, Nashville, Tennessee 37206-1504**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF JANUARY, 2019.

Paul Davidson by Paul Michael Davidson, Attorney-In-Fact

Paul Davidson by Paul Michael Davidson, Attorney-In-Fact

Christine M. Davidson by Paul Michael Davidson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL MICHAEL DAVIDSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAUL DAVIDSON AND CHRISTINE M. DAVIDSON, and who acknowledged he/she/they executed the same as the free act and deed of the said PAUL DAVIDSON AND CHRISTINE M. DAVIDSON.

Witness my hand and official seal, this the 16th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212