WARRANTY DEED

BRANDON W. LIPPMAN ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF RUTHERFORD

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00.

Affiant

Subscribed and sworn to me on 12/28/18.

NOTARY PUBLIC
My Commission Expires: 10-20-19

Karen Johnson Davidson County
Batch# 188327 DEEDWARR
01/25/2019 11:29:26 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20190125-0007465

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Maureen Migliaccio David Migliaccio 1005 Aladdin Drive Nashville, TN 37217	New owner.	10714008800

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew McKinney and Kara McKinney, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Maureen Migliaccio and David Migliaccio,* hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Lot 191, A SUBDIVISION OF THE TEMPLE O. HARRIS FARM, MIRO MEADOWS, as shown on plat of record in Plat Book 1424, Page 94-95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
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> Being the same property conveyed by Warranty Deed from Katherine Young and spouse, Sammie Young to Matthew McKinney and Kara McKinney, husband and wife, as recorded on the 11th day of January, 2018 in Instrument No. 20180111-0003917 and Warranty Deed from Odell Crosslin and spouse, Rebecca B. Crosslin to Sammie Young and spouse, Katherine G. Young, as recorded on the 24th day of March, 2000 in Instrument No. 200003240029916, in the Register's Office of Davidson County, Tennessee.
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> This is improved property known as 1005 Aladdin Drive, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

* wife and husband,

Witness my hand and official seal on 12/ 21 /18.

Matthew McKinney

Kara McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/ 21 /18, before me personally appeared Matthew McKinney and Kara McKinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 12/ 21 /18.

NOTARY PUBLIC



My Commission Expires: 11-08-2021