Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1102TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00.

Affiant

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of March, 2019.

Notary Public
Commission Expiration:

Karen Johnson Davidson County
Batch# 209216 **DEEDWARR**
03/25/2019 08:29:57 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190325-0026448

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Robert Anthony Facelli, Sr. and Lillie Facelli 116 Islandia Drive Nashville, TN 37217	NEW OWNER	108 16 0 229.00

WARRANTY DEED

FOR AND IN 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, **Lavonna Lee Juday, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Anthony Facelli, Sr. and Lillie Facelli, husband and wife,** 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:

Property known as 309 Woodwind Ct Nashville, TN 37214, County of Davidson

Being Lot Number 167-A on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164-171, of record in Plat Book 6250, Page 356 as amended in Book 6250, Page 901, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lavonna Lee Juday, by deed from Jack Kemp, Secretary of HUD, dated 11/21/1989, recorded 11/28/1989, filed of record in Book 7992, Page 624, said Register's Office.

Tax Map and Parcel ID is as follows 108 16 0 229.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 309 Woodwind Ct, Nashville, TN 37214

LTE File No.: 19-1102TN

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 14th day of March, 2019.

Lavonna Lee Juday

Lavonna Lee Juday

STATE OF TEXAS

COUNTY OF MONTGOMERY

On this 14th day of March, 2019, before me personally appeared **Lavonna Lee Juday**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 14th day of March, 2019.

Cody L McGullion

Notary Public
Commission Expiration:

CODY L MCGULLION
Notary Public, State of Texas
Comm. Expires 02-23-2020
Notary ID 12609542-9

LTE File No.: 19-1102TN