Karen Johnson Davidson County
Batch# 226520 DEEDWARR
05/06/2019 02:57:42 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20190506-0042337

RYAN TERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $465,000.00.

Affiant

Sworn to and subscribed before me this 1 day of May, 2019.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Clay Criss	713 Branch Creek Road	Owner	103-0-0-010.00
713 Branch Creek Road			
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, We, **Vincenzo M. Acquino, an unremarried man** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Clay Criss** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, Page 107, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 85 feet on the Northerly side of Branch Creek Road and extends back 144.8 feet on the Northeasterly line and 160 feet on the Southwesterly line to a broken line in the rear, measuring 86.8 feet more or less thereon.

Being the same property conveyed to Vincenzo M. Aquino, an unmarried man and Kira M. Harvath, an unmarried woman, as tenants in common with rights of survivorship by Warranty deed from Michael Freeman and Jana Lynne Williams of record in Instrument No. 20100915-0073297 Register's Office for Davidson County, Tennessee, dated September 14, 2010 and recorded on September 15, 2010.

Being the same property conveyed to Vincenzo M. Aquino, an unmarried man by Quitclaim deed from Kira M. Harvath, an unmarried woman of record in

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BRR-19-713

Instrument No. 20170315-0025204 Register's Office for Davidson County, Tennessee, dated January 13, 2017 and recorded on March 15, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2019, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 1835, Page 107, Register's Office for Davidson County, Tennessee.
Deed of Easement for Driveway Purposes of record in Book 5312, Page 784 and Book 5322, Page 382, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1 day of May, 2019.

Vincenzo M. Aquino

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Vincenzo M. Aquino** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN (City) (State), this the 1st day of April 2019.

NOTARY PUBLIC
My Commission Expires: 12.29.20

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY