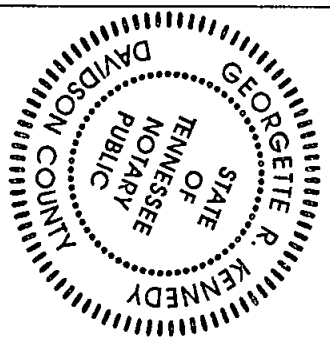
(1)



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $289,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2019.

Notary Public

My commission expires: 03-08-21

Karen Johnson Davidson County
Batch# 252986 DEEDWARR
07/05/2019 09:31:24 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30
20190705-0065591

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stephen James Domenicone	Stephen James Domenicone	082-12-0-066.00
311 Neill Avenue	311 Neill Avenue	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Delcinia Costa, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Stephen James Domenicone, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Neill S. Brown's Addition to East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 187 fronts 50 feet on the Easterly side of Neill Avenue and runs back between parallel lines 170 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Morris S. Cunningham by Warranty deed from Rachel D. Goodrich Thompson and Florence L. Goodrich Russell and Heirs at Law of Robert Goodrich of record in Book 10479, page 945, Register's Office for Davidson County, Tennessee, dated June 2, 1997 and recorded on June 4, 1997. Morris S. Cunningham having since died on December 31, 2015. Order of record in Instrument No. 20170918-0095137 and Instrument No. 20170817-0084748, Register's Office for Davidson County, Tennessee, conveying said property to Delcinia Costa.

This is improved property known as **311 Neill Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee..

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of July, 2019.

Delcinia Costa

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, Delcinia Costa, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of July, 2019.

Notary Public
My Commission Expires: 4-17-23

SolomonParks File No. 19-000164-526

