Karen Johnson Davidson County
Batch# 728354 DEEDWARR
10/01/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20211001-0132172

PREPARED BY (AND RETURN TO):

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13275-AP

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62062
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Vigliano 3341 Love Circle Nashville, TN 37212	Reno Sent Park 2001 Park Place N Birmingham AL 35203

TAX MAP PARCEL NUMBERS: 10406013300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,450,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Don Ware and Linda Ware, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **David Vigliano, an unmarried person,** hereinafter called the **Grantee**, Grantee's 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. 104 on the Plan of Bransford Realty Co's West End Heights Subdivision of record in Plat Book 332, page 124 and 125, 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 Don Ware and wife, Linda Ware, by Warranty Deed from Jonathan Lehman, an unmarried man, dated May 15, 2015 and recorded on May 18, 2015, of record in Inst. 20150518-0045345, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, pages 124 and 125, said Register's Office.

This is improved property, known as 3341 Love Circle, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seised 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.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of September, 2021.

Don Ware
Don Ware

Linda Ware
Linda Ware

State of Georgia

County of Georgia Glynn

On this 24th day of September, 2021, before me the undersigned authority, personally appeared Don Ware and Linda Ware, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MISTY GILLETTE
Notary Public – State of Georgia
Glynn County
My Commission Expires Oct 23, 2021

Notary

My Commission Expires: Oct. 23, 2021

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00.

Affiant

Sworn and subscribed before me this 27th day of September, 2021.

Notary

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

My Commission Expires: 5-7-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 09/27/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 09/27/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 **day of** September, **2** 021 .

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM