WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 618,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2023.

Notary Public

COMMISSION EXPIRES: CAITLIN MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1012122 DEEDWARR
06/06/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,286.60
20230606-0043020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brent Binns	SWBC MORTGAGE CORP	091-02-0C-001.00
(NAME)	(NAME)	
6118 Louisiana	9311 SAN PEDRO #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Margaret Ellen Di Guilio, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brent Binns, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, on the Louisiana Avenue Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No, 20130507-0045979, Register's Office for Davidson County, Tennessee, to all which reference is hereby made for a more complete description.

Being the same property conveyed to Margaret E. Di Giulio, Married in Warranty Deed from Jeremy Blake King and Katherine King dated 09/28/2017 and recorded 10/03/2017 in Instrument Number 20171003-0101320 in the official records of Davidson County Recording Office and further conveyed to Margaret Ellen Di Giulio in Quitclaim Deed from Christopher Adam Lord per Marital Dissolution Agreement signed by the parties on September 28, 2017 of record in Docket No. 17D1014 dated 12/15/2017 and recorded 01/31/2018 in Instrument Number 20180131-0009706 in the Register's Office for Davidson County, Tennessee.

Coleman R. Dixon executes this instrument as Attorney in Fact on behalf of Margaret Ellen Di Guilio, a marrried woman, pursuant to the Power of Attorney recorded in Instrument No. 20230526-0039951, Register's Office for Davidson County, Tennessee.

This property does not constitute the primary residence of the Grantor.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 6118 Louisiana Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

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, successors 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, 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.

Witness our hands this 31st day of May, 2023.

Margaret Ellen Di Guilio by _____, Attorney-In-Fact

Margaret Ellen Di Guilio by Coleman R. Dixon,
Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Coleman R. Dixon and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named Margaret Ellen Di Guilio, being authorized to act on behalf of said person, he executed the foregoing instrument as **her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2023.

_____
Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on June 6, 2023 (date of document).

Affiant Signature

June 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023