WARRANTY DEED



TCB-PRO-00-948

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF June, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

761 Old Hickory Blvd., Suite 103, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark J. Vitulli (NAME)	Realty Financial Services, L/P (NAME)	171-02-A-31
5919 Stonebrook Drive (ADDRESS)	801-94th Avenue North (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (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, WE, Anthony Dorsett Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clark J. Vitulli

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:

Being Unit No. 31 on the Plan of Brentwood Villa, Phase 2, as of record in Plat Book 6900, Page 185, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Being the same property conveyed to Anthony Dorsett, Jr. by deed from Deborah S. McCarthy, unmarried of record in Deed Book 10616, page 639, Register's Office for said County.

This conveyance is subject to:

Master Deed of record in Book 6923, page 943, and amended in Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, and in Bookm 7423, page 574, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 6923, page 986,and amended in Book 8074,m page 564, Register's Office for Davidson County, Tennessee.

Charter for HOA in Book 6936, page 895, Register's Office for Davidson County, Tennessee.

Easement of record for Water Mains in Book 5155, page 164, Register's Office for Davidson County, Tennessee.
Easement of record for Storm Water Detention Agreement in Book 6385, page 814, Register's Office for Davidson County, Tennessee.

D.O.C. of record in Book 8127, page 666, Bok 8127, page 782, and in Book 8128, page 17, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5919 Stonebrook Drive, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (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 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 June, 2000

Anthony Dorsett Jr.
By:
Spencer George, Attorney-in-fact

Spencer George Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Dorsett Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of June, 2000.

Commission expires 9-28-2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14TH day of JUNE, 2000, before me personally appeared SPENCER GEORGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANTHONY DORSETT, JR, and who acknowledged that ANTHONY DORSETT, JR executed the same as the free act and deed of the said ANTHONY DORSETT, JR by virtue of that Power of Attorney, duly executed by the said ANTHONY DORSETT, JR and appearing of record as an instrument being recorded simultaneously herewith, of the Register's Office of DAVIDOSN County, TENNESSEE.

Witness my hand and official seal at TITLE CONNECTION, INC, this 14 day of JUNE, 2000.

My Commission Expires: 9-28-2002

Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 761 Old Hickory Blvd., Suite 103
Brentwood, Tennessee 37027