WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:20000719071517 Page: 1 OF 2
REC'D FOR REC 07/19/2000 4:02:15PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $384.80

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Collier	Monument Mortgage	Map 62-2
(NAME) 2821 Steamboat Drive	(NAME) 2525 Camino Ramon	Parcel 170
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Ramon, CA 94583	Group A
(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, WE,

DAN CATUCCI AND WIFE, MONICA R. CATUCCI

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

PAUL COLLIER AND WIFE, RACHEL COLLIER

, 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 Lot No. 170 of the Plan of River Trace Estates, Phase I, Section 2, as of record in Plat Book 6900, Page 158 and 159, 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 Dan Catucci, Unmarried by deed from Imperial Corporation of TN Corporation of record in Deed Book 9626, page 124, Register's Office for said County. The said Dan Catucci having since married. Monica R. Catucci, wife, of Dan Catucci joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6851, page 370 and amended in Book 6982, page 747, Register's Office for said County.

This conveyance is subject to Charter of Homeowner's Association as shown of record in Book 6851, Page 363, Register's Office for said County

This conveyance is subject to By-Laws of Homeowner's Association as shown of record in Book 6851, Page 390, Register's Office for said County

This conveyance is subject to Homeowner's Association dues.

This conveyance is subject to Transmission Line Easement as shown of record in Deed Book 1163, Page 341, Register's Office for said County.

This conveyance is subject to Flowage Easement as shown of record in Deed Book 2022, Page 83, Register's Office for said County.

This conveyance is subject to Grant and Indemnity Agreement regarding Recreational Facilities with Nashville Electric Service Easement as shown of record in Deed Book 7030, Page 798, Register's Office for said County.

This conveyance is subject to Quit Claim Deed for Open Space to River Trace Estates Homeowners Association from Cross Properties as shown of record in Deed Book 7907, Page 168, Register's Office for said County.

This conveyance is subject to Grant and Indemnity Agreement with Electric Power Board as shown of record in Deed Book 6583, Page 698, Register's Office for said County.

Easement to Nashville Electric Service as shown of record in Deed Book 3959, Page 595, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2821 Steamboat Drive, Nashville, TN 37214
(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/our hand(s) this 14th day of July, 2000.

Monica R. Catucci by Tammy Edwards, Atty-in-fact

Dan Catucci by Tammy Edwards Atty in Fact
Dan Catucci

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 14th day of July, 2000, before me personally appeared Tammy Edwards, 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 Dan Catucci and wife, Monica R. Catucci, and who acknowledged that they executed the same as the free act and deed of the said Dan Catucci and wife, Monica R. Catucci by virtue of that Power of Attorney, duly executed by the said Dan Catucci and wife, Monica R. Catucci and appearing of record simultaneously herewith of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 14th day of July, 2000.

My Commission Expires: 5-28-2003

Wendy S Carlen Notary Public

File Number200005118
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122