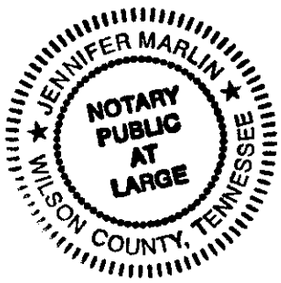
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,900.00

Tammy D Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2004.

Jennifer Marlin
Notary Public

MY COMMISSION EXPIRES: 6.4.06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/12/04 10:06 2pgs
Fees:13.00 Taxes:669.33
20040512-0054690

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rice	Same	Map 98
(NAME) 124 Breakwater Bay	(NAME)	Group 13-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 93
(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 ,unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michael Rice ,unmarried, 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. 93 on the Plan of New Hope Point, Phase One, Section Six, as of record in Plat Book 9700, Page 859, 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 and Wife, Monica R. Catucci by Warranty Deed dated July 14, 2000 from Continental Development & Construction, Inc. of record in Instrument No. 20000718-0070745, Register's Office for Davidson County, Tennessee. Monica R Catucci having since died leaving Dan Catucci tenant by the entirety.

Restrictive Covenants of record in Book 10290, Page 1, Book 10329, Page 780, Book 10330, Page 782, Book 10537, Page 110, Book 10659, Page 528, Book 11394, Page 73, Instrument No. 20000628-0064247 and Instrument No. 20000628-0064249, Register's Office of said County.

By-Laws as shown of record in Book 10290, Page 1, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20000607-0056879, Register's Office for said County.

Deed to Homeowner's Association as shown of record in Instrument No. 20000607-0056880, Register's Office for said County.

Subject to Homeowner's Association Dues.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 124 Breakwater Bay, Hermitage, TN 37076

(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 28th day of April, 2004.

Dan Catucci

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Dan Catucci ,unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/28/2004

My Commission Expires: 6-4-06

Notary Public

NOTARY PUBLIC AT LARGE
JENNIFER MARLIN
WILSON COUNTY, TENNESSEE

File Number2404267
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122