WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-4-06

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/14/04 10:25 2pgs
Fees:13.00 Taxes:634.55
20040714-0083756

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Uselton	Jennifer Uselton	Map 128
(NAME) 8075 Esterbrook Drive	(NAME) SAME	Group 14--0
(ADDRESS) Nashville, TN 37221	(ADDRESS)	Parcel 57
(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,
Joseph Saladino III and Wife, Pamela J Saladino, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Jennifer K. Uselton, 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. 49 on the RESUBDIVISION OF LOTS 49 AND 50, HARPETH PARK, Section TWO, as of record in Plat Book 4350, Page 5, 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 Joseph Saladino, III and Pamela J. Saladino by deed from ROBERT GARRETT HOLT AND WIFE, LINDA J. HOLT of record in INSTRUMENT NUMBER 20011231-0145262, Register's Office for said County.

Restrictive Covenants of record in Deed Book 3990, Page 68, Register's Office of said County

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 8075 Esterbrook Drive, Nashville, TN 37221

(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 29th day of June, 2004.

Joseph Saladino III

Pamela J Saladino

STATE OF Tennessee
COUNTY OF Wilson

X 20040714-0083755

On this the 29th day of June, 2004, before me personally appeared Joseph Saladino, III, 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 Pamela J. Saladino, and who acknowledged that she executed the same as the free act and deed of the said Pamela J. Saladino by virtue of that Power of Attorney, duly executed by the said Pamela J. Saladino and appearing of record in Book X, page _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at MT. Juliet TN, this 29th day of June, 2004.

My Commission Expires: 6/4/06

Notary Public

WILSON ★ JENNIFER MARLIN ★ COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

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 Joseph Saladino III 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 6/29/2004

My Commission Expires: 6-4-06

Notary Public

WILSON ★ JENNIFER MARLIN ★ COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE

File Number2406389
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122