Davidson County DEEDWARR
Recvd: 07/28/06 15:36 2 pgs
Fees:13.00 Taxes:784.40

20060728-0091767

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
Joseph Kustelski	new owner	103-04-0
4115 Media Street		GROUP
Nashville, Tennessee 37209		PARCEL 463.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Two Hundred Twelve Thousand Dollars and Zero Cents ($212,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joseph Michael Visconti, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Joseph Kustelski and wife, Rachel A. Pond, 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. 2 on the Plan of Paul A. Picelli Property of record in Plat Book 8250, page 496, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Joseph Michael Visconti and wife, Jennifer Norman Visconti, by deed dated June 3, 2004, from Ann McGavock Ewing, unmarried, of record as Instrument No. 20040608-0067579 in the Register's Office for Davidson County, Tennessee; the said Joseph Michael Visconti and Jennifer Norman Visconti having since divorced and the said Jennifer Norman Visconti having since conveyed her interest in subject property to Joseph Michael Visconti by Quitclaim Deed dated May 23, 2006, of record as Instrument No. 20060606-0067049 in the said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 4115 Media Street, Nashville, Tennessee 37209

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 20th day of July, 2006.

Joseph Michael Visconti

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Joseph Michael Visconti, 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 Nashville, Tennessee, this 20th day of July, 2006.

Commission expires: September 30, 2006

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY