WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 106,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15th** DAY OF **February, 2007** Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title LLC

5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald S. Onorato	New Owner	**108-16-339.00**
(NAME) **912 Hammack Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS)	
(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, **Virgil J. Rutledge, a single person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald S. Onorato,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NUMBER 109B ON THE PLAN OF PERCY PRIEST WOODS, SECTION IV, LOTS 105 THRU 110, ZONE LOT DIVISION, OF RECORD IN PLAT BOOK 6250, PAGE 843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VIRGIL J. RUTLEDGE, A SINGLE PERSON, BY WARRANTY DEED FROM KIMBERLY D. COLLINS, A SINGLE PERSON RECORDED JULY 20, 2006 IN INSTRUMENT NO. 20060720-0087553, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **912 Hammack 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **February, 2007**.

Virgil J. Rutledge
Virgil J. Rutledge
BY: Paula Fairchild, Atty-In-Fact

Davidson County DEEDWARR
Recvd: 02/22/07 10:43 2 pgs
Fees:13.00 Taxes:392.20
20070222-0021970

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of February, 2007, before me personally appeared Paula Fairchild, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Virgil J. Rutledge, and who acknowledged that he/she executed the same as the free act and deed of the said Virgil J. Rutledge, by virtue of a Power of Attorney, duly executed, and appearing of record in Book 20070222 page *0021969, said Register's Office..

Witness my hand and official seal this 15th day of February, 2007.

Vanessa J. Spickard
NOTARY

VANESSA J. SPICKARD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6-5-10