WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~[illegible]~~ 102,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28th** 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
Nathan Phillips	New Owner	**098-05-0-161.00**
(NAME) **5111 Hunter's Point**	(NAME)	
(ADDRESS) **Hermitage,TN 37076**	(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, **Salvatore Cerami**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan Phillips**, 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:

Land in Davidson County, Tennessee, being Lot 53-B ZONE LOT DIVISION LOT 4, 5, 6 AND 53, PLAN OF HUNTER'S POINT Subdivision, as shown on plat of record in Plat Book 6200, Page 173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Salvatore Cerami by Warranty Deed from Paul Van Wulven and Jacqueline Van Wulven, and recorded February 23, 2007 at Instrument Number 20070223-0022868, said Register's Office.

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 **5111 Hunter's Point, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the ~~28th~~ 2nd day of ~~February~~ March, 2007.

Salvatore Cerami
Salvatore Cerami

Davidson County DEEDWARR
Recvd: 03/13/07 13:48 2 pgs
Fees:13.00 Taxes:377.40

20070313-0030787

STATE OF Tennessee

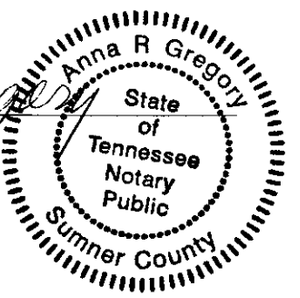
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Salvatore Cerami**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this ~~2/28/2007~~ 3/2/2007.

Anna R Gregory

NOTARY



MY COMMISSION EXPIRES: 4/27/09