WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/07 14:42 2 pgs
Fees:13.00 Taxes:777.00
20070402-0039198

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

07-03-027

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of March, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ALESSANDRO RUSTIONI (NAME)	Countrywide Home Loans (NAME)	105-13
2109 10th Ave S (ADDRESS)	801 Crescent Centre Dr. Ste. 510 (ADDRESS)	158.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SHAUN P. ALDERMAN, UNMARRIED AND FATHER; PETER H. ALDERMAN, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALESSANDRO RUSTIONI, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being the North 20.0 feet of Lot No. 10 and the South 30.0 feet of Lot No. 11 on the Plan of McAlister Property and being a Subdivision of part of Lot No. 3 on the Plan of W.L.B. Lawrence Land of record in Plat Book 421, page 10 and Book 21, page 148, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 10 and 11 front together 50.0 feet on the westerly side of 10th Avenue, South, formerly Pomeroy Avenue, and run back between parallel lines, 188.0 feet to an alley.

BEING the same property conveyed to SHAUN P. ALDERMAN, UNMARRIED, AND FATHER, PETER H. ALDERMAN, by Warranty Deed from GRAND CAPITAL INVESTMENTS, L.L.C., of record in Instrument No. 20030303-0027415, dated February 27, 2003, Register's Office for Davidson County, Tennessee. Shaun P. Alderman a/k/a Shaun Peter Alderman.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Patricia A. Alderman, spouse of the above named **Peter H. Alderman,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of **SHAUN PETER ALDERMAN** pursuant to a Power of Attorney executed by same on the March 23, 2007 day of March 2007, and being filed for record in Instrument No. 20070402-0039197, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 2109 10th Ave S, Nashville, TN, 37204.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, hands, this 30th day of March, 2007

SHAUN P. ALDERMAN
SHAUN P. ALDERMAN
by TG
BY: TIMOTHY GUILFOIL
ATTORNEY-IN-FACT

Peter H. Alderman
PETER H. ALDERMAN

Patricia A. Alderman
PATRICIA A. ALDERMAN

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of March, 2007, before me personally appeared TIMOTHY GUILFOIL, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SHAUN PETER ALDERMAN, and acknowledged that he executed the same as the free act and deed of the said SHAUN PETER ALDERMAN.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March, 2007.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PETER H. ALDERMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument ~~for~~ the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of March, 2007.

My Commission Expires: 2/24/08

KEVINN J. RAGAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal at Franklin, Tennessee, this 27th day of March, 2007.

My Commission Expires: 01/12/09

LAURA GERMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Laura German
Notary Public