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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 26396-03-2007**<br><br>**Record & Return To:**<br>**First Title and Escrow Company, Inc.**<br>**2000 Richard Jones Road, Suite 110**<br>**Nashville, TN 37215**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $253,900.00.<br><br>Ana Pasarella<br>Affiant<br><br>Subscribed and sworn to before me this 4th day of May, 2007.<br><br>Notary Public<br><br>My Commission Expires:<br><br>GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.<br>My Commission Expires JULY 19, 2008 |

# WARRANTY DEED

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| **Address New Owner:**<br>Michael Spezia, Joyce Spezia<br>1028 Wellmoor Court<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>Michael Spezia, Joyce Spezia<br>46 Bellerive Acres<br>St. Louis, MO 63121 | **Tax Information:**<br>Map and Parcel No.:<br>114 7 B123.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julio G. Coronado and wife, Ana Pasarella**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Spezia and wife, Joyce Spezia** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 1028 Wellmoor Court, Nashville, TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 4th day of May, 2007.

Julio G Coronado by Ana Pasarella
Julio G. Coronado
by Ana Pasarella, Attorney-in-Fact

Ana Pasarella
Ana Pasarella

Davidson County DEEDWARR
Recvd: 05/07/07 16:09 2 pgs
Fees:13.00 Taxes:939.43
20070507-0054938

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ana Pasarella**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Ana Pasarella, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that She executed the within instrument on behalf of Julio G. Coronado as his Attorney-In-Fact, as the free act and deed of the within named Julio G. Coronado.

Witness my hand and official seal at Nashville, Tennessee this 4th day of May, 2007.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Westchase, Section Five, as of record in Instrument No. 20041215-0149127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julio G. Coronado and wife, Ana Pasarella by deed dated April 29, 2005 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20050505-0050273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Westchase of record in Instrument No. 20021126-0146387, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Westchase Property Owners Association of record in Instrument No. 20060921-0117333, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20041215-0149127, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 521, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Sewer Line Easement of record in Instrument No. 20021028-0131574, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021104-0134795, Register's Office for Davidson County, Tennessee.
8. Subject to a 100' TVA easement of record in Book 751, page 374, Book 787, page 13 and Book 787, page 14, Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, pages 720 and 723, Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easements for Public Utilities of record in Book 8626, page 852, Register's Office for Davidson County, Tennessee.
11. Rights of ingress and egress to and from a family cemetary as set forth in Section 3 of the Agreement of record in Deed Book 2484 at page 315, Register's Office for Davidson County, Tennessee.
12. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20050509-0052106, Register's Office for Davidson County, Tennessee.
13. Outconveyance to Karl E. Haury, Jr. recorded in Instrument No. 20021028-0131572, Register's Office for Davidson County, Tennessee.