Return to: SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/07 11:11 2 pgs
Fees:13.00 Taxes:628.63
20070802-0091921

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/15/10
(AFFIX SEAL)

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Wiseman	New Owner	92-12A-304.00CO
(NAME)	(NAME)	
1808 State Street #304		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

Shannon L. Pellatiro, and husband Kevin Pellatiro,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas A. Wiseman, III, unmarried

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:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 304 in a Horizontal Property Regime of State House Manor, of record in Book 7333, Page 36, said Register's Office, to which plan reference is made for a more complete description. The premises herein conveyed is a condominium project established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 61-27-101, et seq., of Tennessee Code Annotated, and is subject to the provision and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; and also including without limitations, all conditions, covenants, restrictions options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of State House Manor Condominium, of record in Book 7333, Page 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shannon L. Pellatiro and husband, Kevin Pellatiro by Deed from Jan R. Caldwell, married, dated June 30, 2005, of record in Instrument Number 20050706-0077775, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1808 State Street #304, Nashville, TN 37203

(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.

Witness our hands this 31st day of July, 2007.

Shannon L. Pellatiro

Kevin Pellatiro

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 31st day of July, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Shannon L. Pellatiro, and husband Kevin Pellatiro, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 2007.

Commission expires: 5-14-2011

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.