WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/08 15:13 2 pg
Fees:13.00 Taxes:1378.25
20080421-0040678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2008.

GAIL P. LUTTRELL NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3-28-2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Jason Ricciardi	Peter Jason Ricciardi	Map 142-16-B
(NAME) 404 Arlington Place	(NAME) 404 Arlington Place	Parcel 32 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, **HARRISON H. BOND, JR., AND WIFE, DONNA T. BOND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER JASON RICCIARDI,** 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Arlington Green, Phase I, of record in Plat Book 6900, page 399, as amended in Book 7517, page 281, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Harrison H. Bond, Jr. and wife, Donna T. Bond, by deed from The Zeitlin Group, a Joint Venture composed of Martin Construction Company, a Tennessee corporation, and Jeffrey Construction Company, a Tennessee corporation, of record in Book 8258, page 4, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 6900, page 399 as amended in Book 7517, page 281, said Register's Office; (c) restrictive covenants of record in Book 8120, page 402, Book 8120, page 485, Book 8180, page 230, Book 8180, page 232, Book 8181, page 62 and Book 8902, page 963, said Register's Office; (d) easements of record in Book 5459, page 654, Book 5473, page 171 and Book 4594, page 650, said Register's Office; and (e) Bylaws of record in Book 11232, page 427, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 404 Arlington Place, Nashville, Tennessee 37221

(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 14th day of April, 2008.

Harrison H. Bond Jr.

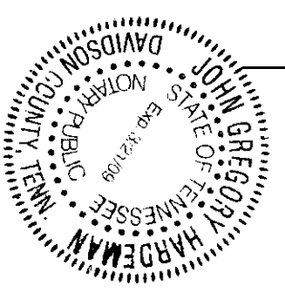
Donna T. Bond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harrison H. Bond Jr., and Donna T. Bond, the bargainor, 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 Nashville, Tennessee this 14th day of April, 2008.

Commission expires:



Notary Public