NAME AND ADDRESS OF NEW OWNER:
Crescenza De Filippis Macca
214 Ward Circle, Suite 400
Brentwood, Tennessee 37027

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map/Parcel 105110227600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Bonnie A. McKnight Trustee of the Bonnie A. McKnight Living Trust,** and **T. J. Anderson**, have this day bargained and sold and do hereby transfer and convey unto **Crescenza De Filippis Macca**, her heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being the southerly part of Lot No. 32 on the Plan of Vine Hill, John W. Morton's First Addition as of record in Book 161, page 12, Register's Office for said County described as follows:
>
> Beginning on the northerly margin of Benton Avenue at the corner of Lots Nos. 32 and 33; thence with the line between said two lots, northwardly 78.4 feet; thence westwardly 89 feet to the easterly margin of Bransford, formerly Morton Avenue; thence with said Avenue, southeastwardly 94.3 feet to the northerly margin of Benton Avenue; thence with said Avenue, eastwardly 36 feet to the beginning.
>
> Being the same property conveyed to Bonnie A. McKnight, Trustee of the Bonnie A. McKnight Living Trust, and T. J. Anderson by deed from Sue Anderson Reed appearing of record as Instrument 20040416-0042845, of the Register's Office of Davison County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 1914 Bransford Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

The undersigned covenant with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2008 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 07/30/08 09:51 2 pgs
Fees:13.00 Taxes:370.00
20080730-0077810

WITNESS OUR HANDS on this 19 day of July, 2008.

Bonnie A. McKnight

Bonnie A. McKnight, Trustee of the Bonnie A. McKnight Living Trust

T. J. Anderson

T. J. Anderson

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 19 day of July, 2008, before me personally appeared Bonnie A. McKnight, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 19 day of July, 2008.

George H White

Notary Public

My commission expires: 1/19/10

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 19 day of July, 2008, before me personally appeared T. J. Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 19 day of July, 2008.

George H White

Notary Public

My commission expires: 1/19/10

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$100,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 19 day of July, 2008.

George H White

Notary Public

My commission expires: 1/19/10