File No. 280700532

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/08 12:50 2 pgs
Fees:13.00 Taxes:453.25
20080818-0084595

TAMMY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Azzarito	Robert G. Azzarito	044-14-0-085.00
(NAME) 1316 Eighth St.	(NAME) SunTrust Mortgage, Inc.	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) 1001 Semmes Avenue Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **DS Jernigan and Associates, LLC, a Tennessee limited liability company**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Robert G. Azzarito, a married man**, hereinafter called the grantee(s), his 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. 45, Section I, Rolling Green Subdivision, Village of Old Hickory, as shown on plat of record in Plat Book 1424, Pages 75 and 76, 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 Darren S. Jernigan, unmarried by deed from Dudley Michael Edmonds, Trustee of the Gladys Etter Edmonds Trust of record in Instrument 20040708-0081185 on 07/07/2004 and filed for record on 07/08/2004, Register's Office for Davidson County, Tennessee. Being the same property conveyed to DS Jernigan and Associates LLC a Tennessee Limited Liability Company by deed from Darren S. Jernigan, a single person of record in Instrument 20061020-0130513 on 10/19/2006 and filed for record on 10/20/2006, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Subject to all matters as set forth per Plat Book 1424, Page 75 and Page 76, Register's Office of Davidson County, Tennessee; Easement(s) as shown of record in Book 1644, Page 284; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1316 Eighth St., Old Hickory, TN 37138
(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 GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his 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, 2008.

DS Jernigan and Associates, LLC

By: _____
Darren S. Jernigan, Member

Attest: _____

STATE OF TENNESSEE

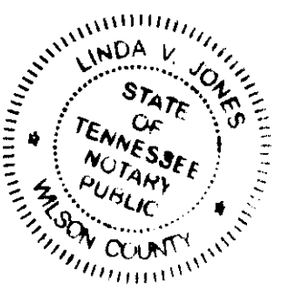
COUNTY OF WILSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Darren S. Jernigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, of DS Jernigan and Associates, LLC, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand at office this 31st day of July, 2008.

Commission expires: June 22, 2009

_____
Linda V. Jones Notary Public



File Number: 280700532

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122