WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/08 11:48 2 pg
Fees:13.00 Taxes:769.60
20080915-0094073

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Evan Andrew Young Hackett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERRY D. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan Andrew Young Hackett	**Wilson Bank & Trust**	**MAP 105-13**
(NAME) **2109 10th Avenue South**	(NAME) **1436 West Main Street**	**PARCEL158.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Lebanon, TN 37087**	
(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, I, **Alessandro Rustioni, married** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evan Andrew Young Hackett, 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:

Land in Davidson County, Tennessee being the North 20.0 feet of Lot No. 10 and the South 30.0 feet of Lot No. 11 on the Plan of McAlister Property and being a Subdivision of part of Lot No. 3 on the Plan of W.L.B. Lawrence Land of record in Plat Book 421, page 10 and Book 21, page 148, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 10 and 11 front together 50.0 feet on the westerly side of 10th Avenue, South, formerly Pomeroy Avenue, and run back between parallel lines, 188.0 feet to an alley.

Being the same property conveyed to Allessandro Rustioni, unmarried by Warranty Deed from Shuan Pl Alderman, unmarried and father Peter H. Alderman, married, dated March 30, 2007, recorded April 2, 2007 of record in Instrument No. 2007042-0039198, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Plat Book 421, page 10 and Book 21, page 148, said Register's Office.

The property herein conveyed is not the residence of the grantor and was used as investment property only.

unimproved ☐

This is improved ☒ property, known as **2109 10th Avenue South, Nashville, TN 37204**

(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 my hand this 11th day of September, 2008.

Alessandro Rustioni

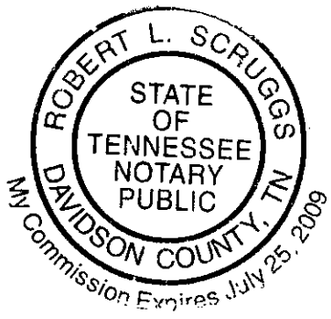
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Alessandro Rustioni the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of September, 2008.

Commission expires:



Notary Public