THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/21/08 13:56 2 pg
Fees:13.00 Taxes:557.93

20081021-0105603

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,792.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2-10

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Johns	New Owner	MAP 072-16
1954 Porter Road		PARCEL 163
Nashville, TN 37206		
(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, **Gina Polizzi, unmarried and James Polizzi and wife, Diane Lynn Polizzi**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Johns and wife, Emily Johns**

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 part of Lot No. 37 on the Map of Rosebank Subdivision of the J.W. Church Tract, of record in Book 547, page 48, Register's Office for said county, and also known as Lot No. 5 on the preliminary plan showing the proposed subdivision of part of the Rosebank Plan of Porter Road described according to a coy of the survey thereof made by W. B. Southgate, Surveyor, as follows: Beginning at a point in the Southerly margin of Porter Road the common corner of Lot Numbers 4 and 5; thence with the line between said lots Southerly 200 feet to a point; thence Easterly 100 feet to the common corner of Lots Number 5 and 6; thence with the line between said lots Northerly 200 feet to the Southerly margin of Porter Road, thence with the margin of same Westerly 100 feet to the point of beginning, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gina Polizzi, an unmarried woman and James Polizzi, a married man, by deed from Anthony T. Switter and Amanda E. Scales, of record in Instrument No. 20080626-0065719, Register's Office for Davidson County, Tennessee, dated June 12, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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.

Diane Lynn Polizzi joins in this conveyance to convey an marital rights she may have in said property.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1954 Porter Road, Nashville, TN 37206.**

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 the 10th day of October, 2008.

Gina Polizzi

James Polizzi by Gina Polizzi Atty in Fact
James Polizzi by Gina Polizzi, Attorney-in-Fact

Diane Lynn Polizzi by Gina Polizzi Atty in Fact
Diane Lynn Polizzi by Gina Polizzi, Attorney-in-Fact

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 **Gina Polizzi** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of October, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 **Gina Polizzi** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **James Polizzi**, as her Attorney in Fact, as the free act and deed of the within named **James Polizzi**.

Witness my hand and official seal this the 10th day of October, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 **Gina Polizzi** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Diane Lynn Polizzi**, as her Attorney in Fact, as the free act and deed of the within named **Diane Lynn Polizzi**.

Witness my hand and official seal this the 10th day of October, 2008.

My Commission expires May 8 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212