WARRANTY DEED



My Commission Expires July 5, 2011

Davidson County DEEDWARR
Recvd: 11/04/08 09:23 2 pgs
Fees:13.00 Taxes:1132.20



20081104-0109505

State of Tennessee)
County of Davidson)

08-10-012-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of October, 2008

Notary Public

My Commission Expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ROBERT AMMARELL AND AMY MURPHY AMMARELL	Wells Fargo Home Mgt.	142-16-B
(NAME) 101 Amherst Way	(NAME) P.O. Box 11701	47.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Newark, NJ 07101-4701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SANDRA T. GOLDSTEIN, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT AMMARELL AND WIFE, AMY MURPHY AMMARELL**, hereinafter called the Grantee(s), 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. 47, on the Plan of Arlington Green**, Phase 1, a Planned Unit Development, of record in Book 6900, Page 399, and amended in Book 7517, Page 281, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to SANDRA T. GOLDSTEIN AND HUSBAND SIDNEY C. GOLDSTEIN, by Deed from CHRISTOPHER A. MOWAN AND WIFE, LORI L. MOWAN, dated August 1, 1995, of record in Book 9768, Page 643, Register's Office for Davidson County, Tennessee; Subsequently, SIDNEY C. GOLDSTEIN conveyed all of his interest to SANDRA T. GOLDSTEIN, by Quitclaim Deed, dated February 9, 1999, recorded in Book 11338, Page 416, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Arlington Green, of record in Book 8120, Page 402, as amended in Book 8120, Page 485, in Book 8180, Page 230, in Book 8181, Page 62, in Book 8902, Page 963, and in Book 11232, Page 427, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

SIDNEY C. GOLDSTEIN, spouse of the above named **SANDRA T. GOLDSTEIN**, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

BEING unimproved ☐
Improved ☒ property known as: **101 Amherst Way, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of October, 2008.

Sandra T. Goldstein
SANDRA T. GOLDSTEIN

SIDNEY C. GOLDSTEIN

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 **SANDRA T. GOLDSTEIN AND HUSBAND SIDNEY C. GOLDSTEIN**, the bargainor(s), 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 Brentwood, Tennessee, this 30th day of October, 2008.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON