Davidson County DEEDWARR
Recvd: 11/20/08 10:39 2 pgs
Fees:13.00 Taxes:1047.10

20081120-0114260

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

****

Address New Owner:
Robert Donald Day
Dorothy Hill Day
3101 Brookview Forest Dr.
Nashville, TN 37211

Send Tax Bills To:
Robert & Dorothy Day
3101 Brookview Forest Drive.
Nashville, TN 37211

Map-Parcel
180040B06500CO

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $283,000.00.

Affiant

Subscribed and sworn to before me this 27 day of June, 2008.

Notary Public

My Commission Expires: 9/19/09

****

FOR AND IN CONSIDERATION of One & No/100 Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James T. Nati** ("Grantor") by these presents does hereby transfer, sell and convey to **Robert Donald Day and wife, Dorothy Hill Day** ("Grantees"), their heirs and assigns, all his interest, right and title in and to certain property located in Davidson County, State of Tennessee more particularly described as follows, to-wit:

Being Lo No. 50 on the Plan of Brookview Forest, Phase II, as of record in Instrument #200406290076755, 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 James T. Nati, a married man by Deed from Drees Premier Homes, Inc., an Ohio corporation, as of record in Instrument No. 20051228-0155380, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all applicable zoning ordinances, covenants, and restrictions, all easements of record and all matters shown on the plan of record and real property taxes for 2008.

This is improved property known as 3101 Brookview Forest Drive, Nashville, Tennessee 37211.

JTN
MN by POA.

Melissa Nati, spouse of the Grantor, joins in this Deed to convey all right, title and interest she may have in and to this said property.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with the Grantees that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said real property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 27th day of June, 2008.

GRANTOR:

James T. Nati

Melissa Nati by POA James Nati

Melissa Nati

STATE OF TENNESSEE
COUNTY OF DAVIDSON

by & James Nati., Atty in fact,

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James T. Nati and wife, Melissa Nati, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing for the purposes therein contained.

Witness my hand and official seal this 27 day of June, 2008.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 09/19/09

R.O.D.
DAB. BY P.O.A.