BILL GARRETT, Davidson County
Trans:T20090026880 DEEDWARR
Recvd: 04/23/09 14:18 2 pgs
Fees:13.00 Taxes:495.80
20090423-0037007

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Tim and Patricia L. Harrell, Grantors
TO: Richard & Judy Sciumbato, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Richard & Judy Sciumbato 4104 Hutson Avenue Nashville, TN 37216	Same as Owner	061-06-0-064.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $134,000.00.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this the 17th day of April, 2009.

My commission expires: 5/8/2012

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, **Patricia L. Harrell**, a married woman, hereinafter called the Grantor (s) have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Richard Sciumbato and wife, Judy Sciumbato**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, page 104, said Register's Office, to which plat reference is made for a more complete description.

BEING the same property conveyed to Charles C. Childress, Rose M. Childress and Patricia L. Harrell, by deed, recorded February 25, 1994 in Book 9259, page 292, Register's Office for Davidson County, Tennessee. Charles C. Childress having now deceased on March 23, 2001 and Rose M. Childress having now deceased on July 5, 2003.

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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 4104 Hutson Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS ~~WHEREOF~~, Grantors have caused this instrument to be executed on this 14th day of April, 2009.

"GRANTORS"

Patricia L. Harrell

Patricia L. ~~Harrell~~

Tim Harrell

STATE OF Tennessee)
COUNTY OF Williamson)

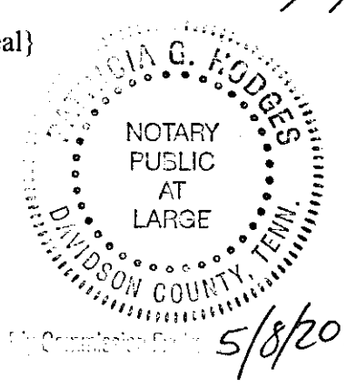
Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Patricia L. Harrell and husband, Tim Harrell, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee this 14th day of April, 2009.

My commission expires: 5/8/2012

Notary Public

{Seal}



My Commission Expires 5/8/2012