Record & Return
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Affiant

Subscribed and sworn to before me, this 12th day of June, 2009.

Notary Public
My commission expires: ~~11/21/10~~ 8·21·12

BILL GARRETT, Davidson County
Trans: T20090040778 DEEDWARR
Recvd: 06/18/09 13:09 2 pgs
Fees: 13.00 Taxes: 490.25
20090618-0056853

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

04-0905-53488

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Victor L. Patuzzi 649 Belgium Drive Hermitage TN 37076	Fifth Third Mortgage Co. 5001 Kingsley Drive, MD 1MoCBQ Cincinnati, OH 45227	75-12-0-A-166.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jan Riester, a single woman, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Victor L. Patuzzi, * hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

* an unmarried man

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Section Three, Phase II, Greer Meadows at Cedar Creek, of record in Instrument No. 20040407-0039587, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jan Riester, a single woman by deed from Capitol Homes, Inc., a Tennessee Corporation, dated October 28, 2005, recorded November 7, 2005, of record in Instrument No. 20051107-0134856, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 649 Belgium Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 12th day of June, 2009.

Jan Riester

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jan Riester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 12th day of June, 2009.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/21/10

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
NOVEMBER 21, 2010