WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090048626 DEEDWARR
Recvd: 07/20/09 09:50 2 pgs
Fees:13.00 Taxes:1572.50

20090720-0067585

PREPARED BY: BOX 50-B
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald D. Zuccarello	Renasant Bank	Map 117-2
(NAME)	(NAME)	
2310 Sterling Road	2001 Park Place No., Ste 650	Parcel 122
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham AL 35203	
(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, **ANGELA SCESA WATTS AND ROBERT S. WATTS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD D. ZUCCARELLO,** 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 the easterly 10 feet of Lot #2 and the westerly 90 feet of Lot #3 of Block #9 on the plan of the Stokes Tract, of record in Book 974, page 24, Register's Office of Davidson County, Tennessee; said parts of Lots #2 and #3 front together 100 feet on the southerly side of Sterling Road and run back 240.7 feet on the westerly line and 241 feet, more or less, on the easterly line to a dead line and measures 100 feet thereon.

Being the same property conveyed to Angela Scesa by deed from Lillian c. Faught, Trustee of the Lillian C. Faught Trust, of record in Instrument #20020918-0114018, said Register's Office. Angela Scesa has since married and is now known as Angela Scesa Watts. Robert S. Watts joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 974, page 24, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2310 Sterling Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of July, 2009.

Angela Scesa Watts

Robert S. Watts

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 Angela Scesa Watts and Robert S. Watts, the bargainor, 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 Nashville, Tennessee this 15th day of July, 2009.

Commission expires:



My Commission Expires MAR. 4, 2013

Notary Public