This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6090453

**Send Tax Bills To:**
New Owner

BILL GARRETT, Davidson County
Trans:T20090048761 DEEDWARR
Recvd: 07/20/09 12:46 2 pgs
Fees:13.00 Taxes:519.85
20090720-0067784

**New Owner is:**
Rene G. Ferreira
322 Leopole Road
Nashville, TN 37211

MAP: 148-05-0

PARCEL: 014.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dina R. Capitani and Joseph T. McGrath**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rene G. Ferreira, a married woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 82 on the Plan of Hillbrook, Section III, as of record in record in Book 3300, Page 84, as amended in Book 3881, Page 544 Register's Office for said County.

Said part of said Lot No. 82 fronts 69 feet on the easterly side of Leopole Road and extends back 173.1 feet on the northerly line and 166 feet, more or less, on the southerly line, to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Dina R. Capitani, unmarried and Joseph T. McGrath, unmarried, as tenants in common, by Warranty Deed from Nermin A. Ahmespahic and wife, Lejla Ahmespahic, dated 9-27-02 and recorded 10-1-02 in Instrument No. 20021001-0118956, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 3300, Page 84, as amended in Book 3881, Page 544, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 322 Leopole Road, Nashville, TN 37211

DRC JTM by DRC attorney in fact
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of July, 2009.

GRANTOR:

**Dina R. Capitani**

Joseph T. McGrath by Dina R. Capitani, Attorney in fact

**Joseph T. McGrath by Dina R. Capitani, Attorney-in-Fact**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Dina R. Capitani**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Joseph T. McGrath**, and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book *, Page _____, of the said Register's Office of Davidson County, Tennessee. * 20090720-0067783

Witness my hand and seal on this the 16th day of July, 2009.

**Notary Public**

My Commission Expires: 9.26-09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dina R. Capitani**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of July, 2009.

**Notary Public**

My Commission Expires: 9.26.09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

The actual consideration or value, whichever is greater, for this transfer is $140,500.00.

**Affiant**

SWORN TO and subscribed before me this 16th day of July, 2009.

NOTARY PUBLIC
My commission expires: 9.26-09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009