RETURN TO: PREPARED BY: First Title and Escrow Company, Inc. 2000 Richard Jones Rd., Ste. 110 Nashville, TN 37215 FTEC File # 28930 (Davidson County File Box 9-B)	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,400.00 Affiant Subscribed and sworn to before me, this 3rd DAY OF August, 2009. Notary Public MY COMMISSION EXPIRES: 5-10-2013 (AFFIX SEAL)
WARRANTY DEED R-NSR-09-8302	
	THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah Bennett	Pinnacle National Bank	
8302 Oak Knoll Drive	(NAME) 211 Commerce Street, Suite 300	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37201	181-14-A-21.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAMILLE A. MALUCCI AND HUSBAND JASON MALUCCI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH BENNETT, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 21, THE VILLAS AT CONCORD PLACE, PHASE 1, AS SHOWN ON DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD IN INSTRUMENT NO. 20050922-0114218, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CAMILLE A. MALUCCI, A MARRIED WOMAN BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, RECORDED ON THE 28TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060628-0077269, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JASON MALUCCI SPOUSE OF CAMILLE A. MALUCCI JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20050922-0114218, 20060328-0035297, 20060501-0049958, 20060731-0092350, 20061228-0160255, 20070130-0012170, 20071213-0143550, 20071129-0138690 AND 20080226-0018882; CHARTER OF HOA OF RECORD IN INSTRUMENT NO. 20081219-0121383; EASEMENTS OF RECORD IN BOOK 4424, PAGE 967, INSTRUMENT NO. 20051219-0151953 AND 20050415-0042178 TERMINATED IN INSTRUMENT NO. 20060531-0064102; AGREEMENT IN INSTRUMENT NO. 20050505-0050659 AND 20050415-0042176 AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 8302 Oak Knoll Drive, Brentwood, Tennessee 37027

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090053709 DEEDWARR
Recvd: 08/06/09 13:50 2 pgs
Fees:13.00 Taxes:604.58

20090806-0074076

Witness my/our hand(s) this 3rd day of August, 2009.

Camille A. Malucci

Jason Malucci

STATE OF PA
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Camille A. Malucci and husband Jason Malucci, the within named 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, this the 30th day of July, 2009.

Margaret Simpson
Notary Public

My Commission Expires: 4.2.2010

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARGARET S. SIMPSON, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires April 2, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903