BILL GARRETT, Davidson County
Trans:T20090057020 DEEDWARR
Recvd: 08/20/09 10:36 2 pgs
Fees:13.00 Taxes:2645.50
20090820-0078406

PREPARED BY (AND RETURN TO):

*WILKINS & IVEY*
*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:( DM ) Title No: 50092
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Michael Delevante<br>Julie Delevante<br>900 Clearview Drive<br>Nashville, Tennessee 37205 | New owner |

**TAX MAP-PARCEL NUMBERS:** 11604009300

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$715,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. P. Goldberg and spouse, Julia S. Faber**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Delevante and spouse, Julie Delevante** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 70 and 71 on the Plan of Clearview of record in Book 843, page 8, Register's Office for said County, to which Plan reference is hereby made for a more complete description, together with and subject to an easement for driveway purposes of record in Book 5625, page 143, said Register's Office.

Being the same property conveyed to John C.P. Goldberg and wife, Julie S. Faber by warranty deed from Barry Evan Friedman, unmarried, dated June 2, 1999 and recorded on June 7, 1999 of record in Book 11516, page 633, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 843 Page 8, said Register's Office. Easement for driveway purposes of record in Book 5625, page 143, said Register's Office.

**This is improved property, known as: 900 Clearview Drive, Nashville, Tennessee 37205**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said 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 FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 16th day of July, 2009.

John C. P. Goldberg

Julia S. Faber

State of Massachusetts
County of Middlesex

On this 16th day of July, 2009 , before me the undersigned authority, personally appeared John C. P. Goldberg and Julia S. Faber , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: January 4, 2013

Notary

KAREN M. GANONG
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 4, 2013

KAREN M. GANONG NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES JAN. 4, 2013

State of Tennessee
County of Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $715,000.00

Affiant

Sworn and subscribed before me this the 16th day of July, 2009

My Commission Expires: 5/8/2012

Notary Public

GIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.