WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2009

Notary Public: 11-07-12

MY COMMISSION EXPIRES:
(AFFIX SEAL)

M. CATHERINE RAGSDALE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anna Pizzi	SunTrust Mortgage, Inc.	Parcel ID:
330 Elmington Ave.	401 Commerce St., Ste. 6100	104100C01100CO
Nashville, TN 37205	Nashville, TN 37219	

FOR AND IN 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

Kelly J. Rosalia, f/k/a Kelly J. Powell and husband, Jason Rosalia

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Anna Pizzi and spouse, Daniel Cage

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 Unit No. F-11 as shown on the 2nd Revised Plan of Elmington Condominiums of record in Book 4660, page 60, Register's Office for said County, and described by the Master Deed and By-Laws establishing horizontal property regime with respect to Elmington Condominium of record in Book 4486, Page 547, and as amended in Book 4963, Page 265, said Register's Office, together with rights, privileges and appurtenances thereunto belonging as set forth in said Master Deed and By-Laws, to all of which reference is hereby made.

BEING the same property conveyed to Kelly J. Powell by deed from Thomas L. Ashcraft and wife, Martha S. Ashcraft, of record in Instrument 20041217-0150516, dated December 10, 2004, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4486, Page 547 and amended in Book 4963, Page 265; Book 4486, Page 553 and amended in Book 4963, Page 263; Book 5362, Page 258; and Book 5516, Page 302, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4660, Page 60, said Register's Office.

The said Kelly J. Rosalia and Kelly J. Powell being one in the same person.

The said Jason Rosalia joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 330 Elmington Ave., Nashville, TN 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 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.

BILL GARRETT, Davidson County
Trans: T20090057287 DEEDWARR
Recvd: 08/21/09 10:08 2 pgs
Fees: 13.00 Taxes: 925.00
20090821-0078780

Witness our hands this 19th day of August, 2009.

Kelly J. Rosalia

Jason Rosalia

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly J. Rosalia and Jason Rosalia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of August, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.