Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090065793 DEEDWARR
Recvd: 09/28/09 11:04 2 pgs
Fees:13.00 Taxes:453.25
20090928-0089710

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucia Wiles and Chad Waiwaiole	Renasant Bank	095-14-0-059.00
(NAME) 2122 Jade Drive	(NAME) 2001 Park Place North, Ste. 650	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Jason A. Mezzatesta and wife, Rachel D. Mezzatesta**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lucia Wiles and Chad Waiwaiole, as joint tenants with right of survivorship,** 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 Lot 54, ELM HILL ACRES, SECTION 1, as shown on plat of record in Plat Book 2331, Page 67, 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 Jason A. Mezzatesta, Unmarried by Warranty Deed from Renee Swiecilo, Unmarried, recorded on the 3rd day of August, 2000 in Instrument No. 200008030076967, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Rachel D. Mezzatesta, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests in the subject property.

unimproved ☐
This is improved ☒ property, known as 2122 Jade Drive, Nashville, TN 37209

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, has 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 our hands this 25th day of September, 2009.

Jason A. Mezzatesta

Rachel D. Mezzatesta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Jason A. Mezzatesta and Rachel D. Mezzatesta**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of September, 2009.

Notary Public

My commission expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010