File No. 290900334

WARRANTY DEED

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Deborah K. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2009.

Kathy Jones
Notary Public

MY COMMISSION EXPIRES: 1-19-10
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090068110 DEEDWARR
Recvd: 10/06/09 11:08 2 pgs
Fees: 13.00 Taxes: 580.90
20091006-0092845

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Azzariti	SAME	150120A03800CO
(NAME) 6337 Mount View Road	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Deborah K. Walker**, unmarried, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kevin Azzariti**,unmarried, hereinafter called the GRANTEE, his 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 No. 713 on the Plan of Somerset, Phase IV, as of record in Plat Book 7900, Pages 978 and 979, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Deborah K. Walker, unmarried, by Deed from Beazer Homes, Inc., DBA Phillips Builders, dated December 4, 1997, filed for record on December 8, 1997 in Book 10713, Page 223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 7900, Pages 978 and 979; all matters as set forth on the P.U.D. Boundary Plat of record in Plat Book 7900, Page 327; Restrictive Covenants and By-Laws of record in Deed Book 7619, Page 647, as amended in Book 7675, Page 923; Book 7776, Page 826; Book 8708, Page 630; Book 9509, Page 363; Book 9647, Page 472; Book 9696, Page 654 and Instrument Number 20060405-0039162, all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6337 Mount View Road, Antioch, TN 37013

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my/our hands this 1st day of October, 2009.

Deborah K. Walker

Deborah K. Walker

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Deborah K. Walker, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of October, 2009.

Commission expires: 1-19-10

Notary Public

File Number: 290900334

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY