THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29060-09-2009** **Record & Return To:** **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue, Suite 140** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Victor M. Cannata Affiant Subscribed and sworn to before me this 9th day of October, 2009. Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Brian K. Evans, Jennifer C. Evans 909 Neartop Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 10314005600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Victor M. Cannata and wife, Katherine Cannata,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian K. Evans and wife, Jennifer C. Evans** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 909 Neartop Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of October, 2009.

Victor M. Cannata

Victor M. Cannata

Katherine Cannata by Victor M. Cannata

Katherine Cannata
By Victor M. Cannata, Attorney in Fact

BILL GARRETT, Davidson County
Trans:T20090070241 DEEDWARR
Recvd: 10/15/09 12:08 2 pgs
Fees:13.00 Taxes:2201.50

20091015-0095537

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Victor M. Cannata**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2009.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

Notary Public

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Victor M. Cannata**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Katherine Cannata** as her Attorney-In-Fact, as the free act and deed of the within named **Katherine Cannata**.

Witness my hand and official seal at Nashville, Tennessee this 9th day of October, 2009.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Hillwood Terrace as of record in Plat Book 2663, page 50, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Victor M. Cannata and wife, Katherine Cannata as equal tenants in common by Quitclaim Deed dated 07/02/08 from Michael D. Sontag of record in Instrument No. 20080714-0072105, Register 's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2663, page 50, Register's Office for Davidson County, Tennessee.