File No. 291000034

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090072449 DEEDWARR
Recvd: 10/26/09 10:28 2 pgs
Fees: 13.00 Taxes: 702.63
20091026-0098494

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/5/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa A. Cabezas-Mattey	NEW OWNER	172-12-O-B-295.00 CO
(NAME) 2804 Call Hill Rd	(NAME)	
(ADDRESS) Nashville, TN 37211	(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Gregory Fink, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Melissa A. Cabezas-Mattey, unmarried,** hereinafter called the grantee(s), 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. 473 on the plan of Bradford Hills, Section Thirteen, of record in Plat Book 7900, Page 661, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to GREGORY FINK, UNMARRIED by deed from DEBRA JANE DUTTON AND JUDITH ELAINE TUNE of record in Instrument No. 20060905-0109596 on 08/30/2006 and filed for record on 09/05/2006, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 7900, Page 6, Plat Book 7900, Page 661, said Register's Office.

Restrictions of record in Book 8069, Page 170, Book 9227, Page 681, said Register's Office.

By-Laws of record in Book 8071, Page 531, said Register's Office.

Water line Easement of record in Book 8377, Page 769, said Register's Office.

Sewer line Easement of record in Book 8377, Page 808, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 8071, Page 520, Register's Office for said County.

Quitclaim Deed to the Homeowner's Association of record in Book 9779, Page 672, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 172120B29500CO

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 2804 Call Hill Rd, Nashville, TN 37211
(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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of October, 2009.

Gregory Fink by Constance Harvey attorney-in-fact

Gregory Fink

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Constance O. Harvey, with whom I am personally acquainted and who proved herself to be the attorney in fact of Gregory Fink and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of October, 2009.

Commission expires:

Tonja Barron

Notary Public

Tonja Barron State of Tennessee Notary Public Williamson County

My commission expires November 21, 2012

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RETURN TO: