WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100005801 DEEDWARR
Recvd: 01/29/10 10:33 2 pgs
Fees:13.00 Taxes:1546.60
20100129-0007468

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of January, 2010

Notary Public

My Commission Expires: (AFFIX SEAL)

KATHY SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Howard J. Kittell and Jennifer Elser	Franklin American Mortgage Co.	172-10-B
(NAME) 420 Caledonian Ct	(NAME) 501 Corporate Centre Drive Suite 400	132.00 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Alex Perrone and Karen Perrone husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Howard J. Kittell and wife Jennifer Elser**, hereinafter called the Grantee(s), 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 No. 24 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development of record in Instrument Number 20060316-0030458 said Register's Office to which Plan reference is hereby made for a complete description of said lot.

BEING the same property conveyed to Alex Perrone and Karen Perrone, husband and wife, by Deed from Turnberry Homes, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20070803-0092419, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Christiansted Valley, of record in Instrument No. 19991221-0305559 and amended in Instrument No. 20000728-0074515 and Supplemental of record in Instrument No. 20070206-0015266, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **Alex Perrone** pursuant to a Power of Attorney executed by same on the 23 day of December, 2009, and being filed for record in Instrument No. 20100129-0007467, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 420 Caledonian Ct, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 28th day of January, 2010

Alex Perrone Alex Perrone

By: Karen Perrone
Karen Perrone, Attorney in Fact

Karen Perrone
Karen Perrone

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2010.

My Commission Expires: 01/03/11

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of January, 2010, before me personally appeared Karen Perrone, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Alex Perrone, and acknowledged that she executed the same as the free act and deed of the said Alex Perrone.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2010.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

FROM: **Karen Perrone**
TO: **Howard J. Kittell and wife Jennifer Esler**

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Karen Perrone
Karen Perrone, AFFIANT

Sworn to and subscribed before me this 28th day of January, 2010.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON