This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20100011577 DEEDWARR
Recvd: 02/26/10 13:46 2 pgs
Fees:13.00 Taxes:410.70
20100226-0014928

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

**ADDRESS NEW OWNER:**
**Zita Edsall, unmarried**
**4780 Bowfield Drive**
**Antioch, TN 37013**

**SEND TAX BILLS TO:**
**New Owner**

**Map & Parcel No. 149.13-0-49.00**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Richard Spugnardi and wife, Elizabeth Spugnardi** hereinafter called the **Grantors**, do hereby convey unto **Zita Edsall, unmarried,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

**Being Lot No. 52 on the Plan of Debra Heights, Section Three, as of record in Plat Book 4175, Page 6, Regise's Office for Davidson County, Tennessee, to which said plan reference is hereby made for amore complete and accurate legal description thereof.**

**Being the same property conveyed to Richard A. Spugnardi, married, on December 11, 1996 by Warranty Deed of record in Book 20292, Page 251, Register's Office for Davidson County, Tennessee. Elizabeth Spugnardi joins in this conveyance to convey any marital rights she may have in the subject property.**

**This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.**

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

**This is improved property known as: 4780 Bowfield Drive, Antioch, TN 37013**

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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.

**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, Grantee's heirs or assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantor is 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.

**GRANTORS FURTHER COVENANT** and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, we have hereunto set our hand and seal this 19 day of February, 2010.

Richard Spugnardi

Elizabeth Spugnardi

**STATE OF ~~Arkansas~~**
**County of** Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Richard Spugnardi and Elizabeth Spugnardi known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that she executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

GINGER GUINER NOTARY PUBLIC My Comm. Expires FEB. 28, 2015 PULASKI COUNTY, ARK

SUBSCRIBED AND SWORN TO BEFORE ME this 19 day of February, 2010

Notary Public in and for the
State of ~~Tennessee~~ ARKANSAS

My Commission Expires:
2/28/2015

---

**STATE OF Tennessee**
**COUNTY OF Rutherford**
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $111,000.00.

Affiant

Sworn and subscribed before me on February 22, 2010.

Notary Public

My Commission Expires: 6-18-12

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY