RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215 29310A
FTEC File #
(Davidson County File Box 9-B)

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**3817 Bedford Avenue**
**Suite 140**
**Nashville, Tennessee 37215**

**CRT File No. 10020075**

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of March 2010.

Notary Public
My Commission Expires: __

BILL GARRETT, Davidson County
Trans:T20100013802 DEEDWARR
Recvd: 03/08/10 14:45 2 pgs
Fees:13.00 Taxes:1665.00
20100308-0017844

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Daniel B. Karl and Leslie G. Karl<br>4503 Harpeth Hills Dr<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>13011007300 |

**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, **Louis Federico and Sherri Federico, formerly known as Sherri Pressburger, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel B. Karl and Leslie G. Karl, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 4, BLOCK G, PLAN OF TYNE MEADE, SECTION III, as shown on plat of record in Plat Book 1424, Pages 12-14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Louis Federico and Sherri Pressburger, both unmarried, as tenants in common by Warranty Deed from Raymond M. Meador, Jr. and wife, Elaine M. Meador, recorded on the 30th day of June, 2000 in Instrument No. 200006300065242, in the Register's Office of Davidson County, Tennessee.

Sherri Federico is one and the same person as Sherri Pressburger.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF TYNE MEADE, SECTION III, as recorded in Plat Book 1424, Page(s) 12-14, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4503 Harpeth Hills Dr Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of March 2010.

Louis Federico by William T. Chapman, III, Attorney in Fact
Louis Federico
By William T. Chapman IV, Attorney-in-Fact

Sherri Federico by William T. Chapman, IV, Attorney in Fact
Sherri Federico
By William T. Chapman IV, Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William T. Chapman, IV,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Sherri Federico and Louis Federico,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5 day of March 2010.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

