BILL GARRETT, Davidson County
Trans:T20100020147 DEEDWARR
Recvd: 04/06/10 14:49 2 pgs
Fees:13.00 Taxes:547.60
20100406-0025796

WARRANTY DEED

G-RCP-10-1015

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 5

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Marie Novosel	Pinnacle National Bank (NAME)	
1015 Fatherland Street (ADDRESS)	211 Commerce St. Ste 300 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	83-13-B-302.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PETER MARTINO, A SINGLE MAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KIMBERLY MARIE NOVOSEL, AN UNMARRIED WOMAN , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 302, 37206 BUILDING, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20051006-0120763, FIRST AMENDMENT RECORDED AT INSTRUMENT NO. 20051027-0129747, SECOND AMENDMENT RECORDED AT INSTRUMENT NO. 20061023-0131425, RE-RECORDED AT INSTRUMENT NOS. 20061101-0135575 AND 20061113-0140782, THIRD AMENDMENT RECORDED AT INSTRUMENT NO. 20070112-0005378, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO PETER MARTINO, A SINGLE MAN BY WARRANTY DEED FROM MARTIN CORNER, G.P., RECORDED ON THE 8TH DAY OF NOVEMBER, 2006 IN INSTRUMENT NO. 20061108-0139216, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; CHARTER OF RECORD IN INSTRUMENT NO. 20061109-0139403; ALL MATTERS SET FORTH IN MASTER DEED OF RECORD IN INSTRUMENT NO. 20051006-0120763, AMENDED BY INSTRUMENT OF RECORD IN INSTRUMENT NO. 20051027-0129747, INSTRUMENT NO. 20061023-0131425, RE-RECORDED IN INSTRUMENT NO. 20061101-0135575; INSTRUMENT NO. 20061113-0140782; INSTRUMENT NO. 20070112-00005378; EASEMENT OF RECORD IN INSTRUMENT NO. 20051117-0139055; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20051114-0136915 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1015 Fatherland Street, Nashville, Tennessee 37206
(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), their 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), their 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 hand(s) this 30th day of March, 2010.

Peter Martino

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 30th day of March, 2010.

Notary Public

My Commission Expires:

My Commission Expires
January 7, 2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903