03

Realty Title

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29393-02-2010** **Record & Return To:** **Realty Title** **3815 Cleghorn Avenue, Suite 102** **Nashville, TN 37215**	The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2010. Notary Public My Commission Expires: 2/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Stahl, Chloe Stahl 1503 Clairmont Place Nashville, TN 37215	Pinnacle National Bank 211 Commerce Street, Ste. 300 Nashville, TN 37201	Map and Parcel No.: 11712012700

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, **Philip Lee Molteni, Executor** of the Estate of Ila May Sain Molteni, deceased, **Ann Molteni Bridenstine, Thomas Walter Molteni, Philip Lee Molteni and Nancy Hoffman Molteni, devisees under the Will of Ila May Sain Molteni, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Stahl and wife, Chloe Stahl** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1503 Clairmont Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100020553 DEEDWARR
Recvd: 04/07/10 16:01 3 pgs
Fees:18.00 Taxes:1295.00
20100407-0026342

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2010.

Philip Lee Molteni, Executor

Thomas Walter Molteni
by Beth Molteni, Attorney-In-Fact

Thomas Walter Molteni
BY: Beth Molteni, Attorney-In-Fact

Philip Lee Molteni

Nancy Hoffman Molteni

Nancy Hoffman Molteni

Ann Molteni Bridenstine

Ann Molteni Bridenstine

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Philip Lee Molteni, Executor** of the Estate of Ila May Sain Molteni, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2010.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ann Molteni Bridenstine, Philip Lee Molteni, and Nancy Hoffman Molteni,** 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, at office, this 31st day of March, 2010.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beth Molteni, with ahom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein containced, and who further acknowledged that she is the Attorney-In-Fact for the said Thomas Walter Molteni and is authorized by the said Thomas Walter Molteni to execute this instrument on his behalf.

Witness my hand, at Office, this 31st day of March, 2010.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires
August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 7 of Block "C" on the Plan of Clairmont Subdivision, as of record in Book 974, page 8, Register's Office for said County.

Said part of said Lot No. 7, Block "C", fronts 75 feet on the southerly side of Clairmont Place and runs back 177 feet on the easterly line and 176 feet more or less, on the westerly line, to a dead line on which it measures 75 feet.

Being the same property conveyed to Lawrence D. Molteni, Jr. and wife, Ila Mae Sain Molteni, by Deed dated September 21, 1959 from Chester W. Loughlin, unmarried, of record in Book 2961, page 453, Register's Office for Davidson County, Tennessee. Lawrence D. Molteni, Jr. having predeceased Ila Mae Sain Molteni, who died on September 29, 2008. By Will of Ila May Sain Molteni, Docket No. 08P1669, Office for the Davidson County Probate Court Clerk, the testatrix directed that her real property be deemed personal property, subject to sale by her executor. The four devisees under the residuary clause of said will, Ann Molteni Bridenstine, Thomas Walter Molteni, Philip Lee Molteni and Nancy Hoffman Molteni, join in this deed to convey any interest which they may have in subject property. Ila Mae Sain Molteni and Ila May Sain Molteni are one and the same person.

This conveyance is made subject to:

1. 2010 Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 8, Register's Office for Davidson County, Tennessee.