WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100036865 DEEDWARR
Recvd: 06/17/10 10:23 2 pgs
Fees: 13.00 Taxes: 1106.30
20100617-0047106

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH day of June, 2010,
Notary Public
MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew L. Feris and Holly Feris	USAA Federal Savings Bank	180020A01400CO
(NAME)	(NAME)	
7205 Holt Run Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX, 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michelle Ferretti, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew L. Feris and wife, Holly Feris**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

H.

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed Michelle Ferretti by Quitclaim Deed from Luis Pacheco and wife, Michelle Ferretti, dated July 6, 2007, and recorded in Instrument No. 20070709-0081407, Register's Office for Davidson County, Tennessee.

THE SAID PROPERTY IS NOT AND HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 7205 Holt Run Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we

are 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; 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 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 our hands this 14th day of June, 2010.

Michelle Ferretti

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Michelle Ferretti**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of June, 2010.

Notary Public

My commission expires: 12-10-2012

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
G-VRE-10-7205