AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100054185 DEEDWARR
Recvd: 08/31/10 09:30 2 pgs
Fees: 13.00 Taxes: 1387.50

20100831-0068955

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES:
(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
Paul R. Bottei and Theresa F. Bottei	Mortgage Loan Servicing	172-6-A-52.00
(NAME)	(NAME)	
5304 Crest Hollow Court	Dept 2520, PO Box 2153	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham AL 35287	
(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, WE, **Devin Clementi and wife, Ritu G. Clementi**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Paul R. Bottei and wife, Theresa F. Bottei**, 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Mountain View, Section 2, or record in Plat Book 9700, Page 657, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Devin Clementi and wife, Ritu G. Clementi by Deed from Kathleen M. McKinney, unmarried, now known as Kathleen M. Herbert, married, dated April 29, 2005 and recorded in Instrument No. 20050503-0049293, Register's Office for Davidson County, Tennessee.

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 5304 Crest Hollow Court, 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 20th day of August, 2010.

Devin Clementi by TBooth

Devin Clementi by Terry Booth, Atty in fact
Attorney-in-Fact

Ritu G. Clementi by TBooth

Ritu G. Clementi by Terry Booth, Atty in fact
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Terry Booth, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Devin Clementi, as his Attorney In Fact, under Power of Attorney bearing Inst. No.20100812-0063745, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Devin Clementi, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 20th day of August, 2010.

Notary Public

My Commission Expires:
3/18/14

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC DAWN D. CHASE STATE OF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Terry Booth, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ritu G. Clementi, as his Attorney In Fact, under Power of Attorney bearing Inst. No.20100812-0063746, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Ritu G. Clementi, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 20th day of August, 2010.

Notary Public

My Commission Expires:
3/18/14

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC DAWN D. CHASE STATE OF