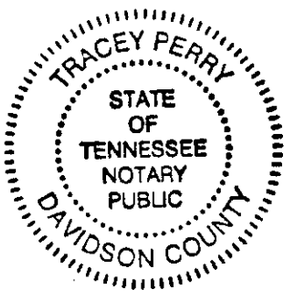
File No. 210110357

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2010.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-2-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100081913 DEEDWARR
Recvd: 12/29/10 14:53 2 pgs
Fees:13.00 Taxes:388.50
20101229-0103574

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R. Howell	First State Bank	Map 091050A02300
(NAME)	(NAME)	
317 Errol Lane	480 Oil Well Road, Second Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Jackson, TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Nickolas J. D'Asaro, an unmarried person,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher R. Howell and Tiffany N. Sanders, joint tenants,** hereinafter called the grantee(s), 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. 23 on the Plan of Second Revision-Final Plat, Sylvan Heights, Phase Tow, a Planned Unit Development, as of record in Plat Book 7900, Page 216, 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 to Lori D'Asaro by Deed dated September 5, 1997 from Hodges & Son, Inc. of record in Book 10602, Page 462, Register's Office for said County. Said property being the same property further conveyed to Nickolas J. D'Asaro, an unmarried person by Quitclaim Deed dated February 18, 2004 from Nickolas J. D'Asaro, an unmarried man, formerly known as Lori D'Asaro of record in Instrument No. 200403180030836, Register's Office for said County.

Davidson Taxes for the year 2011 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 216, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 663, Register's Office for Davidson County, Tennessee.

Stormwater Declaration Agreement Easement as shown of record in Book 7497ge 42; Sanitary Sewer easement as shown in Book 8204, Page 219; Water Main easement as shown in Book 8204, Page 821, for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7568, Page 400; amendment in Book 7888, Page 831; Amendment in Book 8268, Page 626, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 7601, Page 632, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 317 Errol Lane, Nashville, TN 37209

(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 hands this 27th day of December, 2010.

Nickolas J. D'Asaro

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Nickolas J. D'Asaro, an unmarried person the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of December, 2010.

Commission expires: 11.5.2012

Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 210110357

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122