Box 10-B

BILL GARRETT, Davidson County
Trans:T20110024044 DEEDWARR
Recvd: 04/25/11 14:19 2 pgs
Fees:13.00 Taxes:473.60
20110425-0031437

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: AUGUST 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JORDAN S. CARRIER	**FIFTH THIRD MORTGAGE COMPANY**	**062-02-0A-211.00 CO**
(NAME) **2790 RIVERBEND DRIVE**	(NAME) **5001 KINGSLEY DRIVE**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **CINCINNATI, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN W. BADALAMENTI AND WIFE, NANCY M. BADALAMENTI,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDAN S. CARRIER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 334 on the Plan of River Trace Estates, Phase I, Section 3, of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John W. Badalamenti and wife, Nancy M. Badalamenti from Edwin S. Sutherland and wife, Cameron Sutherland by deed dated September 22, 2006 of record in Instrument No. 20060926-0118804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Plat Book 6900, page 615; Declaration of Covenants, Conditions and Restrictions of River Trace of record in Book 6851, page 370 and amended in Book 6982, page 747; By-Laws of River Trace of record in Book 6851, page 390; Transmission Line Easement of record in Book 1163, page 341; Easement conveyed to Metropolitan Government Electric Power Board of record in Book 3959, page 595, Flowage Easement of record in Book 2022, page 83, Grant and Indemnity Agreement of record in Book 7030, page 798, said Register's Office, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2790 RIVERBEND DRIVE, NASHVILLE, TN 37214**
(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 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, 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 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 25th day of April, 2011.

JOHN W. BADALAMENTI

Nancy M. Badalamenti

NANCY M. BADALAMENTI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John W. Badalamenti and Nancy M. Badalamenti,** the bargainors, 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 and official seal at office this 25th day of April, 2011.

My commission expires: **August 23, 2011**

Lee A. Cohen
Notary Public

