BILL GARRETT, Davidson County
Trans:T20110067718 DEEDWARR
Recvd: 10/28/11 13:13 2 pgs
Fees:13.00 Taxes:592.00
20111028-0084047

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX [illegible] NASHVILLE, TENNESSEE 37219-8888 (615) [illegible]-4994 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24TH DAY OF OCTOBER, 2011. NOTARY PUBLIC MY COMMISSION EXPIRES: 5/20/14

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Mary Henry Knestrick 549 Griffin Circle Hermitage, TN 37076	Mary Henry Knestrick 549 Griffin Circle Hermitage, TN 37076	157080A02300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIA A. DEPAULO**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARY HENRY KNESTRICK**, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Middleton, 3rd Revision, a planned unit development, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maria DePaulo by deed from King Russell, LLC, a limited liability company, of record as Instrument No. 20051019-0126288, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR OR THE SPOUSE OF THE GRANTOR.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6522, page 212, Book 7119, page 345, Book 9816, page 844, Book 10714, page 744,, Register's Office for Davidson County, Tennessee.

3. Charter of Middleton Homeowner's Association, Inc., of record as Instrument No. 20010327-0028930, Register's Office for said County.

This is unimproved property known as: **100 Middleton Circle, Nashville, TN 37215.**

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of October, 2011.

Maria A. DePaulo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIA A. DEPAULO**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 2011

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____