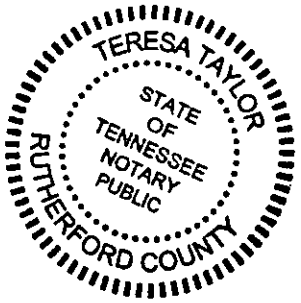
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Connie Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2012.

Teresa Taylor
Notary Public

MY COMMISSION EXPIRES: 9-20-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew A. Altieri	American Mortgage Service Company	064-09-0-259.00
(NAME)	(NAME)	
4433 South Trace Boulevard	11503 Springfield Pike	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Cincinnati, OH 45246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120023903 DEEDWARR
Recvd: 04/03/12 09:00 2 pgs
Fees:13.00 Taxes:425.50
20120403-0027953

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, we, **Robert Maldonado Jr., Unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Andrew A. Altieri and Carmen S. Altieri, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 37, SOUTHFORK, Section Two, as of record in Book 6250, Page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert Maldonado Jr., Unmarried by Warranty Deed from Marietta Hackett Chenault, Unmarried, dated July 14, 2006 of record in Instrument 20060720-0087965, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6906, page 733 and Deed Book 8291, Page 955, 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 4433 South Trace Boulevard, Old Hickory, TN 37138
(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/or 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/or 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 hand this 30th day of March, 2012.

Robert Maldonado Jr.

State of Hawaii
County of Maui

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Maldonado Jr., 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 and Official seal this 30th day of March, 2012.

Notary Public
My Commission Expires: 12/23/14

MARGUERITE K. SUZUKI NOTARY PUBLIC 86-76 STATE OF HAWAII

Doc. Date: 3/30/12 # Pages: 2
Name: Marguerite K. Suzuki Second Circuit
Doc. Description: Warranty Deed
Signature MAR 29 2012 Date
NOTARY CERTIFICATION

MARGUERITE K. SUZUKI NOTARY PUBLIC 86-76 STATE OF HAWAII

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167