WARRANTY DEED

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/2/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Box 13
#17029

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
Brandon R. Zarrella	SunTrust Mortgage	172120A05300CO
(NAME)	(NAME)	
952 Fallview Trail	1001 Semmes Ave. RVW-5093	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120045601 DEEDWARR
Recvd: 06/20/12 13:31 2 pgs
Fees:13.00 Taxes:595.70
20120620-0054124

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, **Erron D. Carlin, unmarried** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandon R. Zarrella and Caitlin N. Zarrella, 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. 315 on the Plan of Bradford Hills Section Two of record in Plat Book 7900, Page 117, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Erron Carlin, unmarried by Deed from Carolyn Wood, dated 11/16/2001 and filed for record on 11/21/2001 in Instrument 200111210127909, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200203060028063.

All matters as set forth on the plat of record in Plat Book 7900, Page 6 and Plat Book 7900, Page 117, 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 8069, page 170, Book 8377, page 269, Metro Government of Nashville Easement of record in Book 8377, Page 769, Book 8377, page 808, Charter of the Homeowner's Association of record in Book 8071, Page 520 , By-Laws of record in Book 8071, Page 531, 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 952 Fallview Trail, Nashville, TN 37211

File No.: 01288-8911
SMG TN Warranty Deed

(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 15th day of June, 2012.

Erron D Carlin

Erron D. Carlin

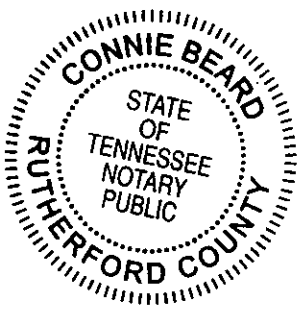
State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erron D. Carlin, 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 15th day of June, 2012.

Connie Beard

Notary Public
My Commission Expires: 6-17-13



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