THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30780-08-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $213,900.00. Affiant Subscribed and sworn to before me this 10th day of August, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Exp. Is MAY 3, 2016

WARRANTY DEED

Address New Owner: Paul W. Rigsby, Laura E. Rigsby 2876 Call Hill Road Nashville, TN 37211	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	**Tax Information:** Map and Parcel No.: 172 150 A 01600 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susie A. Masotti, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul W. Rigsby and Laura E. Rigsby, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2876 Call Hill Road, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Michael J. Masotti joins in the execution of this instrument for the purposes of conveying any marital interest he may have in subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of August, 2012.

Susie A. Masotti

Michael J. Masotti

BILL GARRETT, Davidson County
Trans: T20120060040 DEEDWARR
Recvd: 08/13/12 13:25 2 pgs
Fees: 13.00 Taxes: 791.43

20120813-0072203

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susie A. Masotti and Michael J. Masotti**, 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, at office, this 10th day of August, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section One, Holt Woods, of record in Plat Book 7900, pages 878 and 879, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Susie A. Masotti by deed dated June 30, 1999, from Joseph Valdez, an unmarried person, of record in Book 11562, page 280, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Holt Woods of record in Book 9570, page 22, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Holt Woods Homeowners Association, Inc., of record in Book 9570, page 13, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Holt Woods Homeowners Association, Inc. of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Holt Woods Homeowners Association, Inc. of record in Book 9570, page 5, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, pages 878 and 879, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 668, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10316, page 585, Register's Office for Davidson County, Tennessee.