WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120069163 DEEDWARR
Recvd: 09/14/12 08:59 2 pgs
Fees:13.00 Taxes:1387.50
20120914-0083409

TERESA MEEK NOTARY PUBLIC STATE OF TENNESSEE HERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah D. Trotti	Wyndham Capital Mortgage	105-09-0C-002 CO
(NAME) 1013 W. Grove Ave, Unit B	(NAME) 6115 Park South Drive Ste 200	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Charlotte, NC 28210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Adam Vincent Caruso and wife, Roxanne Caruso, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Micah D. Trotti, *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:

*unmarried

Land in Davidson County, Tennessee, being Unit B, West Grove Townhomes I, a Horizontal Property Regime with Private Elements established by the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20070918-0111845, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ADAM VINCENT CARUSO AND WIFE, ROXANNE CARUSO, by deed from PROVINCE BUILDERS, LLC, of record as Instrument No. 20081006-0101466, dated October 3, 2008, said Register's Office.

This conveyance is subject to: 2012 property taxes which are a lien, but not yet due and payable; all matters appearing in the West Grove Townhomes I, a Horizontal Property Regime with Private Elements established by the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20070918-0111845, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1013 W. Grove Ave., Unit B, Nashville, TN 37203

(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 7 day of September, 2012.

Adam Vincent Caruso
By: [signature] attorney-in-fact
Adam Vincent Caruso
By: Paul F. Soper, attorney-in-fact

Roxanne Caruso
By: [signature] attorney-in-fact
Roxanne Caruso
By: Paul F. Soper, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Adam Vincent Caruso and wife, Roxanne Caruso, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Adam Vincent Caruso and wife, Roxanne Caruso.

Said POA(s) of record at Inst. #20120914-0083407 and Inst. #20120914-0083408, Register's office of Davidson Co, TN.

Witness my hand and official seal at Office, this 7th day of September, 2012

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.