BOX 10-A

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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120088120 DEEDWARR
Recvd: 11/19/12 09:55 2 pgs
Fees:13.00 Taxes:388.50

20121119-0106304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

J. Christa Shreffler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2012.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth G. Marchetti	Elizabeth G. Marchetti	Map 103-14-A
(NAME) 4500 Post Road Unit 30C	(NAME) 4500 Post Road Unit 30C	Parcel 30 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **J. CHRISTA SHREFFLER AND MARY LISA SHREFFLER CREEKMUR AND ANGIE ELIZABETH ROACH AND ZACHARY SCOTT ROACH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH G. MARCHETTI AND KEVIN J. MARCHETTI, TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. C-30 in a Horizontal Property Regime which is located on the Plat of The Hillwood, a Condominium Apartment created under Title 66, Section 27-101, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5280, Page 464, as amended in Book 5281, Page 357, Book 6553, Page 108, and Book 6612, Page 155, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of The Hillwood Condominium Apartments, of record in Book 5200, Page 43, revised in Book 6250, Page 503, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to J. Christa Shreffler and Mary Lisa Shreffler Creekmur and Angie Elizabeth Roach and Zachary Scott Road by Quitclaim Deed from J. Christa Shreffler, Trustee of the Junne Stroud Shreffler Residuary Trust, of record in Instrument No. 20121119-0106301, Register's Office for Davidson County, Tennessee.

Grantors warrant that the subject property has never been the marital residence of the Grantors and as such is not subject to any marital rights therein.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 43 and Book 6250, Page 503, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5281, page 357, Book 5280, page 464, Book 6553, page 108, Book 6612, page 155, Book 6841, page 376, Book 5280, page 606, Book 7702, page 606, Book 7822, page 263 and Instrument No. 20081125-0115372, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4500 Post Road Unit 30C, Nashville, Tennessee 37205
(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 14th day of November, 2012.

Mary Lisa Creekmur
Angie Elizabeth Roach
By Mary Lisa Creekmur, Attorney in Fact

J. Christa Shreffler
J. Christa Shreffler

Mary Lisa Creekmur
Zachary Scott Roach
By Mary Lisa Creekmur, Attorney in Fact

Mary Lisa Shreffler Creekmur
Mary Lisa Shreffler Creekmur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Christa Shreffler the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2012.

Commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Lisa Shreffler Creekmur, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 14th day of November, 2012.

Commission expires: 3/16/14

LYNN MILLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

On this 14th day of November, 2012, before me personally appeared Mary Lisa Creekmur, to me known to be the person who executed the foregoing instrument on behalf of Zachary Scott Roach and acknowledged that she executed the same as the free act and deed of Zachary Scott Roach.

Witness my hand and official seal at Mt. Juliet, Tennessee this 14th day of November, 2012.

Commission expires: 3/16/14

LYNN MILLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of November, 2012, before me personally appeared Mary Lisa Creekmur, to me known to be the person who executed the foregoing instrument on behalf of Angie Elizabeth Roach and acknowledged that she executed the same as the free act and deed of Angie Elizabeth Roach.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2012.

Commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public