THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12112425**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $3,000.00 Affiant Subscribed and sworn to before me, this7th day of January, 2013. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130002235 DEEDWARR
Recvd: 01/09/13 09:09 2 pgs
Fees:13.00 Taxes:344.10
20130109-0002678

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

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WARRANTY DEED

Address New Owner: Shelly D. Bittaker 1013 Pleasant View Dr Nashville TN 37214	Send Tax Bills To: ~~New Owner~~ Pinnacle Bank 150 3rd Ave. S. Ste. 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 10816002800

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, **Jennifer Toscano-Paulin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelly D. Bittaker, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 33A, SECTION ONE, PERCY PRIEST WOODS, ZONE LOT DIVISION, LOTS 32, 33, 36 AND 37, as shown on plat of record in Plat Book 5200, Page 472, amended in Plat Book 5200, Page 718, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer Toscano-Paulin by Quitclaim Deed from Joseph R. Paulin, Jr., recorded on the 11th day of February, 2009 in Instrument No. 20090211-0011857, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, PERCY PRIEST WOODS, ZONE LOT DIVISION LOTS 32, 33, 36 AND 37, as recorded in Plat Book 5200, Page(s) 472, as amended in Plat Book 5200, Page 718.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5984, Page 865, Book 6020, Page 270, Book 6097, Page 11 and Book 6560, Page 667.

This is improved property located at 1013 Pleasant View Dr Nashville TN 37214.

The said property was never the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of January, 2013.

Jennifer Toscano Paulin by Josh Anderson, Atty in fact

Jennifer Toscano-Paulin by Josh Anderson, her 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, **Josh Anderson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Jennifer Toscano-Paulin,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of January, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014