RETURN TO
Stewart Title Company
121 First Avenue, South, Suite 200
Franklin, TN 37064
File # 01288-11939

WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-27-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Gemmato	Joseph Gemmato	131020P01300CO
(NAME)	(NAME)	
4207 Stammer Place	4207 Stammer Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130015012 DEEDWARR
Recvd: 02/22/13 11:54 2 pgs
Fees:13.00 Taxes:1735.30
20130222-0017927

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, **Haury and Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joseph Gemmato and Carmella Gemmato, 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 Unit No. 4207, as shown on the plan of Stammer Park, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument 200710180123611 and amended in Instrument 201108080060835, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being part of the same property conveyed to Haury and Smith Contractors Inc., a Tennessee Corporation by Deed from The Buckner Family Charitable Foundation by and through its Co-Trustees, E. Wardwell Buckner and Mary C. Buckner, dated 03/30/2006 and filed for record on 04/03/2006 in Instrument 200604030037246, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 1424, Page 23, said Register's Office.
Master Deed of record in Instrument 200710180123611, said Register's Office. Said Masterdeed was amended of record in Instrument 201108080060835, said Register's Office.
Storm water Detention Agreement of record in Instrument 200703020025677, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 4207 Stammer Place, Nashville, TN 37215
(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 12th day of February, 2013.

HAURY AND SMITH CONTRACTORS, INC., A TENNESSEE CORPORATION

Randall Toney
Chief Financial Officer

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randall Toney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Financial Officer of Haury and Smith Contractors, Inc., a Tennessee corporation and that he as such Chief Financial Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Financial Officer.

WITNESS my hand and seal this 12th day of February, 2013.

Notary Public
My Commission Expires: 11/12/15

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Brentwood, TN 37027