WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Melody Elayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 14TH DAY OF MARCH, 2013.

Rebecca D. Pierce
Notary Public

MY COMMISSION EXPIRES: 08/27/2016

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130023728 DEEDWARR
Recvd: 03/22/13 13:47 2 pgs
Fees:13.00 Taxes:592.00
20130322-0028688

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08/27/2016

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
Jessica L. Matlock	New Owner	Map 173-9-A
(NAME)	(NAME)	
7305 Althorp Way		Parcel 113 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **MICHAEL CERRUTI, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA L. MATLOCK, UNMARRIED,** 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 Lot No. 3 on the Plan of Lenox Village, Section Two, Revision One, of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phillip D. Cowan and Michael Cerruti by Special Warranty Deed of record in Instrument No. 20101202-0095830, said Register's Office. Phillip D. Cowen conveyed his interest in said property to Michael Cerruti by Quitclaim Deed of record in Instrument No. 20130124-0007804, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20020731-0091872, said Register's Office; (c) restrictive covenants of record in Instrument No. 20020315-0032825, Instrument No. 20021226-0158458, Instrument No. 20021226-0158459, Instrument No. 20020315-0032826 and Instrument No. 20020911-0110906, said Register's Office; (d) Master Deed and Bylaws of record in Instrument No. 20020315-0032825, said Register's Office; and (e) easements of record in Instrument No. 20011129-0130322, Instrument No. 20011112-0123853, Instrument No. 20011106-0121932, Book 7361, page 230, Book 7985, page 449, Instrument No. 20010918-0100850, Instrument No. 20020408-0042676, Instrument No. 20010103-0000902 and Instrument No. 20010103-0000902, said Register's Officer.

Grantor warrants that the subject property has never been the marital residence of the Grantor or Grantor's spouse and as such is not subject to any marital rights therein.

unimproved ☐

This is improved ☒ property, known as 7305 Althorp Way, Nashville, Tennessee 37211

(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 my hand this 14th day of March, 2013.

Michael Cerruti
by J Greg Hardeman,

Michael Cerruti, By J. Greg Hardeman, Attorney in Fact attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of March, 2013, before me personally appeared J. Greg Hardeman, 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 Michael Cerruti and acknowledged that he executed the same as the free act and deed of Michael Cerruti.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2013.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014