WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130026904 DEEDWARR
Recvd: 04/03/13 10:49 2 pgs
Fees: 13.00 Taxes: 1295.00
20130403-0032811

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES: DECEMBER 23, 2014

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **March, 2013**

Julie Berryman
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Hill and Letizia Modena	SunTrust Mortgage, Inc.	08108025900
(NAME) 1815 5th Avenue North	(NAME) 1001 Semmes Avenue Attn: Payoff Dept. RVW 3102	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Richmond, VA, 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Kenner and McLean Development Group, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ruth A. Hill, and Letizia Modena, both unmarried, as Joint Tenants with the Right of Survivorship**, 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. 474 on the Plan of North Nashville Real Estate Company of record in Plat Book 21, page 105, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenner & McLean Development Group, Inc. by deed from A. Brooks Parker, surviving tenant by the entirety, dated 1/30/12 of record in Instrument No. 20120201-0009234 and corrected in Instrument No. 20120827-0077040, Register's Office of Davidson County, Tennessee. Previously, being a portion of the same property conveyed to A. Brooks Parker and wife, Anne S. Parker, by deed dated November 19, 1990 of record in Book 8241, page 561, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1815 5th Avenue North, Nashville, TN 37208

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, has 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 **28th** day of **March, 2013**

Linda Albertalli, secretary
Kenner & McLean Development Group, Inc.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Linda Albertalli with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary Kenner & McLean Development Group, Inc., the within named bargainor, and that she as such Secretary executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **March, 2013**

Julie Berryman
Notary Public

My commission expires:

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 23, 2014

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122