WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130028896 DEEDWARR
Recvd: 04/09/13 14:18 2 pgs
Fees:13.00 Taxes:626.02

20130409-0035150

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,195.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of **April, 2013**

Notary Public

MY COMMISSION EXPIRES: 12-10-16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Underhill	New Owner	14705001100
(NAME)	(NAME)	
352 Blackman Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Joseph M. Scutella, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Helen Underhill, an unmarried person**, hereinafter called the Grantee, her 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. 552 on the Plan of Section Fourteen, Caldwell Hall, of record in Plat Book 3300, page 77, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joseph M. Scutella by Quitclaim Deed from Annette J. Scutella dated May 19, 2011 of record in Instrument No. 20110616-0046240, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Joseph M. Scutella and Annette J. Scutella husband and wife, by deed from Allan L. Wright and wife, Misty L. Wright dated March 29, 2007 of record in Instrument No. 20070405-0041282, 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 X property, known as 352 Blackman Road, Nashville, TN 37211

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 **4th** day of **April, 2013**

Joseph M. Scutella

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Joseph M. Scutella**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **April, 2013**

Notary Public

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY
My Commission Expires 5/10/16

My commission expires: 5/10/16