Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
File No. 13-3069T

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 day of April, 2013

Notary Public
Commission Expiration:

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 29, 2014

BILL GARRETT, Davidson County
Trans:T20130037874 DEEDWARR
Recvd: 05/07/13 09:32 2 pgs
Fees:13.00 Taxes:591.63
20130507-0045880

ADDRESS OF NEW OWNER:
Robert Allen Dellaposta
2509 Winter Springs Ct.
Hermitage, TN 37076

SEND TAX BILLS TO:
CMCO Mortgage
565 Marriott Dr., Ste 225
Nashville, TN 37217

MAP/PARCEL:
064160D14500CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Samantha J. Bolinger, f/k/a Samantha J. Martin

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Allen Dellaposta, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND OR ITS 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 all of Lot No. 158, on the Plan of Section Three, Truxton Park, as shown in plat of record filed in Instrument No. 20011024-0116272, Register's Office for 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 Samantha J. Martin, by Quitclaim Deed dated October 7, 2006 from Richard Martin, Jr., and filed of record on October 13, 2006 in Instrument No. 20061013-0127407, Register's Office for Davidson County, Tennessee.

The said Samantha J. Martin now known as Samantha J. Bolinger.

Gregory J. Bolinger joins in the execution of this instrument, with the consent of the granting spouse, Samantha J. Bolinger, and conveys any marital interest, if any, in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **2509 Winter Springs Ct., Hermitage, TN 37076**

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 or our assigns, to warrant and forever defend the title to the said land to the said GRANTEES, our 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 26 day of April, 2013.

Samantha J. Bolinger f/k/a Samantha J. Martin

Greggory J. Bolinger

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samantha J. Bolinger (a/k/a Samantha J. Martin) and Greggory J. Bolinger** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of April, 2013.

Notary Public
My Commission Expires:

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014