WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-14889

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Mastrapasqua	NEW OWNER	10215004300
(NAME)	(NAME)	BILL GARRETT, Davidson County
804 Clematis Drive		Trans:T20130044599 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 05/29/13 12:19 2 pgs
Nashville, TN 37205-1119		Fees:13.00 Taxes:1176.60
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20130529-0053956

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, we, **Matthew A. Davis and wife, Kristin L. Davis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mary Mastrapasqua**, 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 Lot No. 305 on the Plan of Section IX Brook Meade Subdivision, as of record in Plat Book 2331, pages 34 and 35, as amended in Book 2901, Page 613, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew A. Davis and wife, Kristin L. Davis by Deed from Estate of Wilma Jean Donovan, John David Donovan, Executor, dated 12/17/2004 and filed for record on 12/28/2004 in Instrument 200412280152896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

All matters as set forth per Plat Book 2331, Page 34, Plat Book 2331, Page 35, Book 2901, Page 613, 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 804 Clematis Drive, Nashville, TN 37205-1119
(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 our hands this 22nd day of May, 2013.

Matthew A. Davis

Kristin L. Davis

State of Tennessee
County of Williamson

Personally appeared before me Matthew A. Davis and Kristin L. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of May, 2013.

Notary Public
My Commission Expires: 9/23/13

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARRETT, JR.
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027