BILL GARRETT, Davidson County
Trans:T20130055015 DEEDWARR
Recvd: 06/28/13 11:32 3 pgs
Fees:18.00 Taxes:2072.00
20130628-0066763

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of June, 2013.

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

My Commission Expires: 9-22-2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jon Witt 236 Burlington Place Nashville, TN 37215	SAME	117 09 0C 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN E. SABATO AND WIFE, SANDRA LEE SABATO**, hereinafter called the Grantors, have bargained and sold, and by these presents does

transfer and convey unto **JON WITT,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Burlington of record in Plat Book 5200, pages 403 - 406, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven E. Sabato and wife, Sandra Lee Sabato, by deed dated October 14, 2005, from Daniel H. Walters and wife, Lynne R. Walters, recorded on October 18, 2005, as Instrument No. 20051018-0125631, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, pages 403-406, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Burlington of record in Book 5863, page 796, as amended in Book 6046, page 134, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 6929, page 646, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as: 236 Burlington Place, Nashville, TN 37215.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of June, 2013.

Steven E. Sabato

Sandra Lee Sabato

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN E. SABATO**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of June, 2013

Notary Public

My Commission Expires: 11/21/15

Notary Public State of Florida
Laura L Podolan
My Commission EE145147
Expires 11/21/2015

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SANDRA LEE SABATO**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of June, 2013

Notary Public

My Commission Expires: 11/17/2014

THOMAS S. LIGHTNER
Notary Public, State of Florida
Commission# EE 43088
My comm. expires November 17, 2014