# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 6-5-16
(AFFIX SEAL)

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

R-VRES-13-2568

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert Nacarato | F & M Bank | 146160D035.00CO |
| 2568 Devon Valley Dr. | (NAME) 10 Cadillac Drive, Ste 100 | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DANA MEREDITH STOLLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT NACARATO, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 61 ON THE PLAN OF THE FINAL PLAT OF DEVON VALLEY, PHASE II, OF RECORD IN PLAT BOOK 7900, PAGE 563, 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 DANA MEREDITH STOLLER, UNMARRIED BY WARRANTY DEED FROM VANCE PAUL DERRYBERRY, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20001023-0105185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 20, 2000 AND RECORDED ON OCTOBER 23, 2000.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 7900, PAGE 563; PLAT BOOK 9700, PAGE 743; BOOK 7517, PAGE 367; BOOK 8180, PAGE 222; BOOK 8712, PAGE 620; BOOK 8796, PAGE 410 AND PAGE 416; BOOK 9150, PAGE 182; BOOK 9492. PAGE 600 AND PAGE 594; BOOK 8120, PAGE 485; BOOK 8180, PAGE 230; BOOK 8181, PAGE 62, BOOK 8180, PAGE 232; BOOK 5459, PAGE 654; BOOK 5473, PAGE 171; BOOK 4594, PAGE 650; BOOK 2544, PAGE 385; BOOK 8712, PAGE 618; AND BOOK 8642, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2568 Devon Valley Dr., Nashville, Tennessee 37221
(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 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 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.

**Davidson County DEEDWARR**
**Recvd: 08/06/13 10:43 3 pgs**
**Fees:18.00 Taxes:838.05**
**20130806-0082165**

Witness my/our hand(s) this 31st day of July, 2013.

Dana Meredith Stoller

Dana Meredith Stoller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana Meredith Stoller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

## True Copy Certification

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY