This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Gina Ferrari
724 Branch Creek Rd.
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

BILL GARRETT, Davidson County
Trans:T20130068339 DEEDWARR
Recvd: 08/08/13 15:08 3 pgs
Fees:18.00 Taxes:288.60
20130808-0083480

MAP	**142-4**
GROUP	**A**
PARCEL	**176**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patricia J. Seitz, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Gina Ferrari and Eric Ferrari, as joint tenants with right of survivorship,** 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 Unit No. 176 in a Horizontal Property Regime located on the Plat of Belle Forest, of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by the Master Deed of record in Book 5438, page 699, as amended in Book 6082, page 866, Book 7886, page 939 and Instr. 20020321-0034877, said Register's Office.

Being the same property conveyed to Patricia J. Seitz, unmarried by deed from Matthew A. Leavitt, unmarried of record in Instrument no. 20031031-0160428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **214 Old Hickory Blvd., Unit # 176, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **31st** day of **July, 2013.**

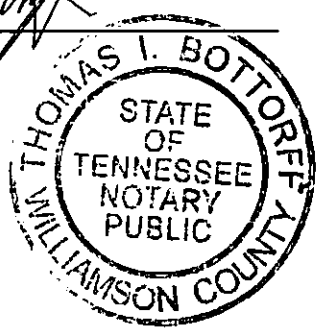
Patricia J. Seitz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Patricia J. Seitz, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

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

Thomas I. Bottorff
NOTARY PUBLIC



My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $78,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

