WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-16857

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
Justin Daniel Crandall	NEW OWNER	142090E09600CO
(NAME)	(NAME)	
1310 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2443		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130075282 DEEDWARR
Recvd: 08/30/13 10:25 2 pgs
Fees:13.00 Taxes:573.50

20130830-0091752

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, **Erica A. Scaramuzza and Gian F. Scaramuzza wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Justin Daniel Crandall**, 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 all of Unit 1310, together with Carport designated as 1310-C (shown as C-96 on plat), on the plan of Section Seven, Phase One, River Plantation, Condominium Apartments, of record in Plat Book 5200, Pages 705 and 706 and amended in Book 6392, Page 321, and as established by the Master Deed of record in Book 6226, Page 9, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to Erica A. Scaramuzza and Gian F. Scaramuzza, wife and husband by Deed from Patricia A. Fredericksen, dated 01/27/2009 and filed for record on 02/05/2009 in Instrument 200902050009985, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Boundary Plat of record in Plat Book 5200, Page 562, and in Plat of record in Plat Book 5200, Page 705, Plat Book 5200, Page 706, as amended in Book 6392, Page 321, said Register's Office.
The Master Deed establishing a "Horizontal Property Regime" of River Plantation, Section Seven, of record in Book 6226, Page 9, said Register's Office.
By-Laws of record in Book 6226, Page 18, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 2274, Page 547 and Book 3770, Page 6, said Register's Office.
Charter of record in Instrument 200704050041036, 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 1310 General George Patton Road, Nashville, TN 37221-2443
(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 28th day of August, 2013.

Erica A. Scaramuzza

Gian F. Scaramuzza

State of Tennessee
County of Williamson

Personally appeared before me Erica A. Scaramuzza and Gian F. Scaramuzza, 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 28th day of August, 2013.

Notary Public
My Commission Expires: 9/23/13

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

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