WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 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 # 01288-17162

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
Louis Falzetti	NEW OWNER	161110C00600CO
(NAME)	(NAME)	
713 Sugar Mill Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130082844 DEEDWARR
Recvd: 09/25/13 10:06 2 pgs
Fees:13.00 Taxes:402.38
20130925-0100627

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, I, **Patricia P. Petrous FKA Patricia P. Douglas, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Louis Falzetti**, 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 Unit No. 106 in Building A, on the Plan of Resubdivision of Lot 1 of Phase IV, Villages of Brentwood, of record in Plat Book 6900, Page 471, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patricia P. Douglas, an unmarried person by Deed from Melissa Fincher, an unmarried person, dated and filed for record on 01/20/1998 in Book 10761, Page 76, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 6900, Page 471, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7231, Page 789, said Register's Office.
Grant of Transmission Line Easement of record in Book 2335, Page 221 and Book 2338, Page 222, said Register's Office.
Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6310, Page 961, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 7397, Page 382 and Book 7397, Page 384, said Register's Office.
Charter of the Homeowner's Association of record in Book 6158, Page 352, as amended in Book 7599, Page 914; Book 7925, Page 41; Book 7936, Page 332; Book 8152, Page 927, and Book 8163, Page 593, 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 300 Yorkshire Circle, Nashville, TN 37211-7129
(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 my hand this 19th day of September, 2013.

Patricia P. Petrous

Patricia P. Petrous

State of Tennessee
County of Williamson

Personally appeared before me Patricia P. Petrous, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of September, 2013.

Notary Public
My Commission Expires: 8/21/17

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

