BILL GARRETT, Davidson County
Trans:T20130084289 DEEDWARRSP
Recvd: 09/30/13 13:10 3 pgs
Fees:18.00 Taxes:249.75
20130930-0102365

This Instrument Prepared By:
Edwin S. Pyle, Esq.
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $67,501.00.

Affiant

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 30th day of September, 2013.

Notary Public

My Commission Expires: May 20, 2014

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Elizabeth E. Burnett **P.O. Box 90883** **Nashville, TN 37209**	**SAME**	**12811002100**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **FELIX VENDETTI,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **ELIZABETH E. BURNETT**, hereinafter referred to as "Grantee", her successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, known generally as 565 Holt Valley Road, Nashville, Tennessee, 37221, and more particularly described in **Exhibit A** attached hereto and incorporated by this reference, the "Property".

This is improved property known as **565 Holt Valley Road, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the Property, together with all appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, her successors and assigns forever.

AND Grantor covenants with Grantee that he is lawfully seized and possessed of the Property in fee simple, that he has a good right to sell and convey the same, and that the same is unencumbered, except as set forth on **Exhibit A**.

AND Grantor further covenants and binds himself, his heirs, representatives, and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under the Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2013.

GRANTOR:

Felix Vendetti

FELIX VENDETTI BY HIS
ATTORNEY-IN-FACT,
PARKER W. DUNCAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Parker W. Duncan, Attorney-in-Fact on behalf of Felix Vendetti**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of and as Attorney-in-Fact for Felix Vendetti as the free act and deed of Felix Vendetti and for the purposes therein contained, said Power of Attorney being of record as Instrument No. 20130930-0102363, Register's Office for Davidson County, Tennessee.

Witness my hand and seal at office at Nashville, Tennessee, this 30th day of September, 2013.

Susanne C. Pugh
Notary Public

My Commission Expires:
May 20, 2014

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 21 as shown on the map entitled Holt Meadows, of record in Plat Book 4300, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nancy A. Bryhn by Quitclaim Deed from Carl M. Bryhn of record as Instrument No. 19991221-0305951, dated July 29, 1999, said Register's Office. Nancy A. Bryhn died intestate on January 24, 2012, and said real property passed to her sole next-of-kin, her brother, Felix Vendetti, as reflected in that Affidavit of Heirship of record as Instrument No. 20130930-0102364, said Register's Office. The Estate of Nancy A. Bryhn has been administered in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 12P-255.

This conveyance is made subject to: (a) Real estate taxes for 2013 and future years, liens but not yet delinquent, which have been prorated and assumed by Grantee, (b) Such facts as would be disclosed by a comprehensive survey of the Property, (c) Matters shown on the Plan of record in Book 4300, Page 174, said Register's Office, (d) Restrictive Covenants of record in Book 4767, page 930, said Register's Office and the items referred to therein, (e) Such public utility and other easements of record as may affect the Property, and (f) Such other limitations, restrictions, encumbrances, and matters as appear of record.