File Box 9B

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31427-09-2013**<br>**File Box 9B** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $974,999.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 14th day of October, 2013.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

## WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Dana Nappi<br>4301 Lillywood Road<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>116 110 05900 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bruce D. Zeitlin, as Trustee of the Shirley A. Zeitlin Qualified Personal Residence Trust dated January 24, 2007**, ("Grantor") has this day bargained and sold, and does hereby transfer and convey to **Dana Nappi** ("Grantee") her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4301 Lillywood Road, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20130089074 DEEDWARR
Recvd: 10/16/13 10:50 3 pgs
Fees:18.00 Taxes:3607.50

20131016-0107996

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 14th day of October, 2013.

Bruce D. Zeitlin, Trustee of the
Shirley A. Zeitlin Qualified Personal Residence Trust
dated January 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bruce D. Zeitlin, Trustee of the Shirley A. Zeitlin Qualified Personal Residence Trust dated January 24, 2007**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of October, 2013.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires: _____

## EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot A on the Plan showing Re-subdivison of Lots 17, 22, 23 and 24 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 2330, page 12, Register's Office for Davidson County, Tennessee.

Said Lot "A" fronts 200 feet on the southerly side of Lillywood Road, formerly Third Street, and extends back between parallel lines, with the westerly margin of an unimproved road, called Glenside Avenue, 200 feet to an alley.

Being the same property conveyed to Shirley A. Zeitlin Qualified Personal Residence Trust dated January 24, 2007, by quitclaim deed dated January 24, 2007, from Shirley A. Zeitlin, of record in Instrument No. 20070305-0026505, Register's Office for Davidson County, Tennessee. Bruce D. Zeitlin is Trustee of the Shirley A. Zeitlin Qualified Personal Residence Trust dated January 24, 2007.

Together with Grantor's right, title and interest in that portion of an unnamed alley closed by Ordinance No. 84-1, City of Belle Meade, of record in Book 6262, page 692, Register's Office for Davidson County, Tennessee, without any warranty of title.

This conveyance is made subject to:

1. State and County taxes for the year 2013 and subsequent years, which have been prorated and assumed by Grantee. Map and Parcel No. 116 110 05900.
2. Belle Meade City taxes for the year 2013 and subsequent years, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 110 05900.
3. All matters appearing on the Plan of record as Book 2330, page 12, Register's Office for Davidson County, Tennessee.
4. Easements to City of Belle Meade referenced in Ordinance 84-1, of record in Book 6262, page 692, Register's Office for Davidson County, Tennessee.