PREPARED BY:
TAYLOR B.DAVIDSON
ATTORNEY AT LAW
COLUMBIA, TN

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01088-17269

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **James W. Richardson,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Gian F. Scaramuzza and Erica A. Scaramuzza,** as Tenants by the Entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot No. 3, Block B, on the Map of Belmont Terrace Annex No. 3 of record in Plat Book 1130, Page 24, Register's Office of Davidson County, Tennessee.
>
> Said Lot No.3, Block B, fronts 75.0 feet on the Southerly margin of Wildwood Avenue and extends back 160.0 feet on the Easterly line and 160.0 feet on the Westerly line to a dead line in the rear measuring 70.0 feet thereon.
>
> Being the same property and legal description conveyed to Mary C. Richardson and James W. Richardson, as tenants by the entirety, by deed dated July 30, 2010 of record in Instrument # 20100803-0060793, Register's Office of Davidson County, Tennessee. See also Quitclaim Deed from Mary C. Richardson to James W. Richardson, dated July 11, 2013, by Instrument # 2013-0726-0078100, Register's Office of Davidson County, Tennessee.
>
> Map & Parcel: 117-04-0-204.00

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to

BILL GARRETT, Davidson County
Trans:T20130089220 DEEDWARR
Recvd: 10/16/13 14:23 3 pgs
Fees:18.00 Taxes:1509.60
20131016-0108150

convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by FIRST PARTY; and all matters as shown by the plat of record in Plat Book 1130, Page 24, Register's Office of Davison County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Peggy Richardson, wife of the above-named James W. Richardson, hereby joins in the execution of this instrument for the purpose of conveying all of her right, title and interest in and to the above-described property, acquired by her by virtue of her marital status or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 14th day of October, 2013.

James W. Richardson

Peggy Richardson

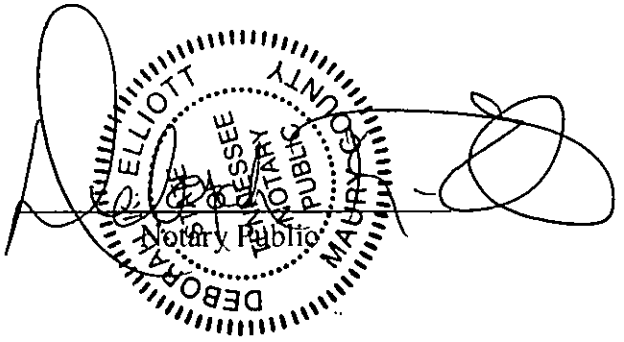
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, James W. Richardson and wife, Peggy Richardson, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained, and are authorized by the makers to execute this instrument on behalf of the makers.

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

My commission expires:
2/25/15



Notary Public

STATE OF TENNESSEE - MAURY COUNTY

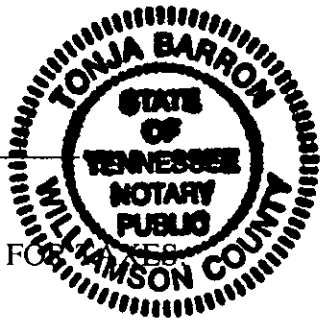
I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $408,000.00

Kim Aicu

Affiant

Subscribed and sworn to before me, this 11th day of October, 2013.

My commission expires:
10/30/16



Notary Public

NEW PROPERTY OWNERS:

Franco Scaramuzza and wife,
Erica Scaramuzza
1913 Wildwood Ave
Nashville, TN 37212

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

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