THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100034** BILL GARRETT, Davidson County Trans:T20130090502 DEEDWARR Recvd: 10/21/13 15:29 2 pgs Fees:13.00 Taxes:471.75 20131021-0109785	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $127,500.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2013. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Robert G. Furst and Michele Furst 2621 Lakeland Dr Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 095-12-0-142.00

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, **Michael Thomas Vivelo and wife, Mary Angeline Vivelo** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert G. Furst and Michele Furst, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9, MARTINWOOD HEIGHTS, as shown on plat of record in Plat Book 2133, Page 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Thomas Vivelo and wife, Mary Angeline Vivelo by Warranty Deed from Walter D. Hale, unmarried, recorded on the 27th day of June, 2006 in Instrument No. 20060627-0076864, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARTINWOOD HEIGHTS, as recorded in Plat Book 2133, Page(s) 63.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Avigation, recorded in Book 8325, Page 149.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 5069, Page 578.

This is improved property located at 2621 Lakeland Dr Nashville TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of October, 2013.

Michael Thomas Vivelo

Mary Angeline Vivelo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Thomas Vivelo and Mary Angeline Vivelo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014