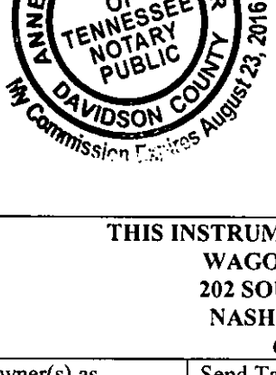
BILL GARRETT, Davidson County
Trans: T20130097599 DEEDWARR
Recvd: 11/15/13 14:54 2 pgs
Fees: 13.00 Taxes: 2268.10
20131115-0118433

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $613,000.00. Affiant Subscribed and sworn to before me, this the ___ day of November, 2013. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Britt Genevieve Steele & Paolo Fabrizio Venuta	New Owner	
3518 Murphy Rd.		104-05-0-083.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN MICHAEL WESTERHOLT, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITT GENEVIEVE STEELE AND PAOLO FABRIZIO VENUTA, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 the easterly five (5) feet of Lot Five (5) and the westerly forty five (45') feet of Lot Six (6) on the Plan of Hardison and Young's Subdivision of certain lots in West End Park, as of record in Plat Book 421, Page 190, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Five 95) and Six (6) front together fifty feet (50') on the northerly side of a fifty foot (50') strip of ground, lying between said plan of lots and the northerly margin of Murphy Road, and run back between parallel lines 150 feet (150') to an alley.

Being the same property conveyed to John Michael Westerholt, married by Deed from Jonathan Jones aka Jonathan D. Jones and wife, Whitney L. Jones and Matt Engesath aka Matthew D. Engesath and wife, Keri R. Engesath of record at Instrument No. 20121226-0119010, Register's Office for Davidson County, Tennessee, dated December 20, 2012, recorded December 26, 2012.

Being the same property conveyed to Jonathan Jones aka Jonathan D. Jones and Whitney L. Jones, husband and wife and Matt Engesath aka Matthew D. Engesath and Keri R. Engesath, husband and wife by Deed from Eric Sox, married, James Roberts, Married and George Brandt, unmarried of record at Instrument No. 20120424-0035183, Register's Office for Davidson County, Tennessee, dated April 23, 2012, recorded April 24, 2012.

Being the same property conveyed to Eric Sox and James Roberts and George Brandt by Quitclaim Deed from Eric Sox of record at Instrument No. 20120404-0028481, Register's Office for Davidson County, Tennessee, dated April 3, 2012, recorded April 4, 2012.

Being the same property previously conveyed to Eric Sox by Quitclaim Deed from Les Lazarus, of record at Instrument No. 20120329-0026753, Register's Office for Davidson County, Tennessee, dated March 27, 2012, recorded March 29, 2012.

Being the same property previously conveyed to Les Lazarus by Trustee's Deed from Shellie Wallace, Partner of Wilson & Associates, PLLC, as Successor Trustee, recorded as Instrument No. 20120329

0026752, in the Register's Office for Davidson County, Tennessee, dated March 16, 2012, recorded March 29, 2012,

Being the same property previously conveyed to Gavin Matlock and Juanita Matlock, husband and wife, by Quitclaim Deed from Harold Matlock, a single person, recorded in Book 10701, page 115, in the Register's Office for Davidson County, Tennessee, dated March 21, 1997, recorded December 1, 1997.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3518 Murphy Rd., Nashville, TN 37205.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of November, 2013.

John Michael Westerholt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Michael Westerholt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of November, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Kelly Rene Westerholt

Kelly Rene Westerholt, spouse of John Michael Westerholt, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly Rene Westerholt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of November, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY