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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 14030501** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $160,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 24th day of April, 2014.<br><br>Notary Public<br>My Commission Expires: 5/17/2014 |

BILL GARRETT, Davidson County
Trans:T20140032257 DEEDWARR
Recvd: 05/09/14 10:47 2 pgs
Fees:13.00 Taxes:593.85
20140509-0039780

HERFORD COUNTY NOTARY PUBLIC

## WARRANTY DEED

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| Address New Owner:<br>Jacob England<br>511 Huntington Ridge Dr<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>161-11-0A-134.00 CO |

**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, **Craig Casamento, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob England**, ("Grantees"), his 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 Unit 134, REVISION ONE, HUNTINGTON RIDGE TOWNHOUSE CONDOMINIUMS, as shown on plat of record in Plat Book 9700, Page 846, 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 Craig Casamento, unmarried by Warranty Deed from Amy Michelle Stansell, unmarried and Kenneth Britton Stansell, married tenants in common with the right of survivorship, recorded on the 20th day of October, 2009 in Instrument No. 20091020-0096856, 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 REVISION ONE, HUNTINGTON RIDGE TOWNHOUSE CONDOMINIUMS, as recorded in Plat Book 4675, Page(s) 9, revised in Plat Book 9700, Page 846.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4729, Page 687, amended in Book 4889, Page 905, Book 5394, Page 243 and Instrument No. 20110331-0024865.

Terms and provisions of by-Laws recorded in Book 7423, Page 762, amended at Instrument Nos. 20080324-0029069 and 20130724-0076332.

Charter of Huntington Ridge Townhouse Homeowners Association, Inc. recorded in Book 4729, Page 682, amended in Book 4890, Page 84.

Stormwater Detention Agreement as set forth in instrument recorded in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59.

This is improved property located at 511 Huntington Ridge Dr Nashville TN 37211.

Kara Casamento, wife of Craig Casamento, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

**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 24th day of April, 2014.

Craig Casamento
By James Brenton Blackwelder
as Attorney in Fact
Craig Casamento

Kara Casamento
By James Brenton Blackwelder
as Attorney in fact
Kara Casamento

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Brenton Blackwelder,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Craig Casamento and Kara Casamento,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014