Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039406 DEEDWARR
Recvd: 06/04/14 15:28 2 pgs
Fees:13.00 Taxes:979.65
20140604-0048632

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$264,770.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2014.

My Commission Expires September 9, 2014

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
April L. Ruberto	New owner	**Map 181-10-0-A, Parcel 224.00CO**
7224 Autumn Crossing Way		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Janet Bezmalinovich, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

April L. Ruberto, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 713 on the Final Plat of Autumn Oakes Subdivision, a Planned Unit Development, Phase Seven, of record in Instrument No. 20050725-0086194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Janet Bezmalinovich, unmarried by Deed from Corinthian Custom Homes, Inc., dated June 27, 2006, of record in Instrument No. 20060703-0079078, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Instrument No. 20050725-0086194, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Autumn Oaks Homeowners Association, of record in Instrument No. 20010912-0099443, amended in Instrument No. 20030513-0064238, Instrument No. 20100414-0028160 and Instrument No. 20101206-0096935, Register's Office for Davidson County, Tennessee.

3) Charter of Autumn Oaks of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee.

4) All matter shown on the Boundary Plat of record in Book 6900, page 786, Register's Office for Davidson County, Tennessee.

5) Right-of-Way Agreement and Easement to Gulf Interstate Gas Company, of record in Book 2245, page 271 and a Partial Release of record in Book 6968, page 25, Register's Office for Davidson County, Tennessee.

6) Right-of-Way Agreement to Columbia Gulf Transmission Company of record in Book 4420, page 667 and Partial Release of record in Book 6968, page 25, Register's Office for Davidson County, Tennessee.

7) Restrictive Covenants contained in instrument of record in Book 6704, Page 397, Book 6704, page 405 and amended in Book 6968, page 30, Register's Office for Davidson County, Tennessee.

8) Contract of Easement and furnishing of Water, of record in Book 33376, page 239, Register's Office for Davidson County, Tennessee.

9) Storm Water Detention Agreement of record in Book 7760, page 970, Register's Office for Davidson County, Tennessee.

10) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **7224 Autumn Crossing Way, Brentwood, TN 37027**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **30th** day of **May, 2014.**

Janet Bezmalinovich

Janet Bezmalinovich

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Janet Bezmalinovich,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **May, 2014.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____