FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$123,000.00.**
BILL GARRETT, Davidson County Trans: T20140055604 DEEDWARR Recvd: 07/31/14 11:49 2 pgs Fees: 13.00 Taxes: 455.10 20140731-0068350	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS July th 2014. Notary Public MY COMMISSION EXPIRES: SEP 20 2016 (AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0297**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mazzei Holding LLC	**Mazzei Holdings, LLC**	**135-12E-9 CO**
(NAME) **2416 Nashboro Blvd.**	(NAME) **PO Box 7215**	
(ADDRESS) **Nashville,TN 37217**	(ADDRESS) **Spreckels, CA 93962**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robyn Hrobuchak,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mazzei Holding LLC, a corporation,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 209, on the Plat of Phase One, Nashboro Village, Tract #21 of record in Book 4660, page 159, as amended by Instrument No. 20031118-0168332, and as now included in the Horizontal Property Regime, Private Elements, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robyn Hrobuchak by Warranty Deed from Ian J. Bickford, Unmarried, recorded October 12, 2005 in Instrument Number 20051012-0123158, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2416 Nashboro Blvd., Nashville, TN 37217**
(House Number) (Street) (City, State) (Zip)

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, their heirs and assigns forever; and we do covenant with 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **July, 2014**.

Robyn Hrobuchak

Robyn Hrobuchak by Dondi Delk as attorney in fact

By: Dondi Delk, As Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Dondi Delk, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Robyn Hrobuchak, and who acknowledged that he/she executed the same as the free act and deed of the said Robyn Hrobuchak, by virtue of a Power of Attorney, duly executed.

Witness my hand and official seal this 15TH day of July, 2014

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066