(2)

BILL GARRETT, Davidson County
Trans:T20140056757 DEEDWARR
Recvd: 08/04/14 15:56 2 pgs
Fees:13.00 Taxes:2590.00
20140804-0069900

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of July, 2014, by and between Kimberly A Bell, single, and Gordon T Cureton by Dr Kimberly A Bell, Attorney In Fact , single, party of the first part, and David Bertani and Elizabeth Bertani, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land located in Davidson County, Tennessee, being more particularly described as follows:
Being all of Lot No. 2, on the plan of Evergreen Heights, as of record in Plat Book 1130, Page 19, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.
Said Lot No. 2 fronts 126 feet on the westerly side of Estes Avenue and runs back between parallel lines 300 feet to a dead line.

Being all or part of the same property conveyed to Kimberly A. Bell and Gordon T. Cureton by virtue of that certain Warranty Deed dated April 13, 2007, at Instrument No. 20070604-0066428 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kimberly A Bell

Gordon T Cureton, By Dr. Kimberly A Bell,
Attorney In Fact

Gordon T Cureton, By
Dr Kimberly A Bell Attorney in Fact

STATE OF Washington
COUNTY OF Pierce

Before me personally appeared Dr. Kimberly A Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Gordon T Cureton and acknowledged that she executed the same as the free act and deed of the said Gordon T Cureton.

WITNESS my hand and official seal at office this 17th day of July, 2014.

Debra L Schatz
Notary Public

My Commission Expires: 9/4/2016

Notary Public
State of Washington
DEBRA L SCHATZ
My Appointment Expires Sep 4, 2016

STATE OF Washington
COUNTY OF Pierce

Before me personally appeared Dr. Kimberly A Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument ~~as Attorney-in-Fact~~ in behalf of ~~Gordon T Cureton~~ and acknowledged that she executed the same as her free act and deed ~~of the said Gordon T Cureton~~

WITNESS my hand and official seal at office this 17th day of July, 2014.

Debra L Schatz
Notary Public

Debra L Schatz

Notary Public
State of Washington
DEBRA L SCHATZ
My Appointment Expires Sep 4, 2016

My Commission Expires: 9/4/2016

Property Owner & Address: David Bertani and Elizabeth Bertani

4009 Estes Road, Nashville, TN 37215

Tax Parcel No 116160006000

Property Address: 4009 Estes Road
Nashville, TN 37215

MAIL TAX BILLS TO: Same as new owner

Firm File #: 20140308

STATE OF ~~TENNESSEE~~ Washington as
COUNTY OF ~~DAVIDSON~~ Pierce as

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $700,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this ~~18th~~ 17th as day of July, 2014.

Debra L Schatz
Notary Public

My Commission Expires: 9/4/2016

Notary Public
State of Washington
DEBRA L SCHATZ
My Appointment Expires Sep 4, 2016