RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

NEW OWNER:
JOHN W. GOLDEN
617 PARNEL ROAD
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
JOHN W. GOLDEN
617 Parnel Rd.
Old Hickory, TN 37138

Map & Parcel No: 05312027300 and 05312027400

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0802

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140062415 DEEDWARR
Recvd: 08/22/14 12:46 3 pgs
Fees:18.00 Taxes:1564.73
20140822-0076818

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Twenty-Two Thousand, Nine Hundred and 00/100 dollars ($422,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARY A. CERRITO and wife, BRIDGETTE CERRITO** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN W. GOLDEN and MADELINE MARIE GOLDEN, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 11th Councilmanic District of DAVIDSON County, Tennessee and being known and designated as all of Lots Nos. 1 and 2, Final Plat Subdivision of the Bradley Pointe, as shown on the plat of the same of record in Instrument No. 20130924-0100096, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to GARY A. CERRITO and wife, BRIDGETTE CERRITO by Warranty Deed from Kenneth L. Bradley, Donald E. Bradley and Thomas F. Bradley, as Trustees of The Susie M. Bradley Living Trust under agreement dated December 9, 1998, dated May 30, 2013, and of record in Instrument No. 20130531-0054808, Register's Office for DAVIDSON County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY more commonly known as 800 and 804 CERRITO LANDING, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record in Instrument Number 20130924-0100096 and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 18th day of August, 2014.

GARY A. CERRITO

BRIDGETTE CERRITO

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARY A. CERRITO and BRIDGETTE CERRITO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of August, 2014.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$422,900.00** .

Cassi Clark

AFFIANT

Sworn to and subscribed to before me this 18th day of August, 2014.

Lissa Groom

NOTARY PUBLIC

My commission expires: 9/12/16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY