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

BILL GARRETT, Davidson County
Trans:T20140065513 DEEDWARR
Recvd: 09/03/14 15:16 2 pgs
Fees:13.00 Taxes:444.00
20140903-0080598

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of August, 2014 by and between Carlos Vitelli, hereinafter referred to as GRANTOR, and Paul Michael Chinetti, a single man, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 20 on the Plan of the Re-Subdivision of the D. F. Wilkin Property, as of record in Book 421, page 148, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the westerly side of First Avenue, formerly Maple Street, and runs back between parallel line, 183.5 feet to an alley.

Being the same property conveyed to Carlos Vitelli by Warranty Deed from Lenoria J. Ridley and Leathal Yvette Ridley, dated December 27, 2013, recorded December 31, 2013, of record in Instrument No. 20131231-0131131, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Lenoria J. Ridley and Leathal Yvette Ridley, in equal shares by Quitclaim Deed from James Leon Ridley and wife, Willie Mai Ridley, dated November 21, 1988, recorded November 22, 1988, Register's Office for Davidson County, Tennessee. James Leon Ridley and wife, Willie Mai Ridley reserving a life estate are both deceased leaving property vested in Lenoria J. Ridley and Leathal Yvette Ridley.

This is [xx]improved [ ]unimproved property known as: 1255 1st Avenue South, Nashville, TN 37203

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Carlos Vitelli

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Carlos Vitelli, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 26 day of August, 2014.

Notary Public

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

My Commission Expires:_____

Name and Address of Property Owner:
Paul Chinetti
1255 1st Avenue South,
Nashville, TN 37203

Send Tax Statements to:

New owner

Map & Parcel 105-04-0-183.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $120,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29 day of August, 2014.

Notary Public

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____
My Commission Expires September 9, 2014

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
14-1-184