BILL GARRETT, Davidson County
Trans:T20140066915 DEEDWARR
Recvd: 09/09/14 09:09 2 pgs
Fees:13.00 Taxes:1085.95
20140909-0082320

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14071519

EMILY H. PROPHET
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: $293,500.00.

Affiant

Subscribed and sworn to before me, this 5th day of September, 2014.

E Prophet

Notary Public
My Commission Expires: 11-3-2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin A. Saknini and Marci C. Saknini 5733 Maudina Avenue Nashville TN 37209	Home Bridge Financial Services, Inc. 194 Wood Avenue South, 9th floor Iselin, NJ 08830	Tax Parcel ID No. 103020D00300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curt Harrington and wife, Kasey Harrington** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Justin A. Saknini and Marci C. Saknini, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, PLAN OF WESTLAND SQUARE SUBDIVISION, as shown on plat of record in Instrument No. 20060425-0046951, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Curt Harrington and wife, Kasey Harrington by Warranty Deed from Richard Ice Building Group, Inc., a Tennessee corporation, recorded on the 27th day of December, 2007 in Instrument No. 20071227-0147977, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTLAND SQUARE SUBDIVISION, as recorded in Plat Book 9700, Page(s) 116 and Instrument Nos. 20060425-0046951 and 20080305-0022004.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20060418-0044405 and Owner's Certification for Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20060428-0048911, recorded at Instrument Nos. 20040223-0020159 and 20070711-0082754.

Notice of Acceptance of Public Infrastructure as set forth in instrument recorded in Instrument No. 20130613-0060624.

Terms and provisions of by-Laws recorded in Instrument No. 20080603-0056490.

Drainage and Detention Pond Easement Agreement recorded at Instrument No. 20070521-0060237.

Conveyance of Open Space by deed recorded at Instrument No. 20071227-0147976.
Agreement for Dedication of Easement recorded at Instrument No. 20070711-0082698.

This is improved property located at 5733 Maudina Avenue, Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of September, 2014.

Curt Harrington

Kasey Harrington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Curt Harrington and wife, Kasey Harrington, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014