Davidson County DEEDWARR
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Fees:23.00 Taxes:508.75
20140915-0084357

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31904-07-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $137,499.00. Affiant Subscribed and sworn to before me this 12th day of September, 2014. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Amanda M. Micheletto-Blouin, Stephan Micheletto-Blouin 1327 Mars Drive Nashville, TN 37217	**Send Tax Bills To:** Fifth Third Mortgage Co. 5001 Kingsley Dr., MD 1MQB 2U Cincinnati, OH 45263	**Tax Information:** Map and Parcel No.: 136 030 01800

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, **Myles L. McSterling and wife, Valerie E. McSterling**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda M. Micheletto-Blouin and Stephan Micheletto-Blouin, wife and husband,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3856 Lake Aire Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 12th day of September, 2014.

Myles L. McSterling By Kelen F. Taylor AIF
Myles L. McSterling
BY: Kelen F. Taylor, Attorney-In-Fact

Valerie E. McSterling By Kelen F. Taylor AIF
Valerie E. McSterling
BY: Kelen F. Taylor, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kelen F. Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Myles L. McSterling and Valerie E. McSterling and is authorized by the said Myles L. McSterling and Valerie E. McSterling to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of September, 2014.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Section Two, Priest Lake Park, of record in Plat Book 4175, pages 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Myles L. McSterling and Valerie E. McSterling, by deed dated September 6, 1995, from Secretary of Veterans Affairs, an officer of the United States of America, of record in Book 9795, page 167, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 136 030 01800.
2. Restrictive covenants contained in an instrument of record in Book 4317, page 17, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 4175, pages 56, 57 and 58, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017