THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102199** BILL GARRETT, Davidson County Trans:T20150008905 DEEDWARR Recvd: 02/04/15 13:08 2 pgs Fees:13.00 Taxes:703.00 20150204-0010581	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 21st day of November, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Mary DiVittorio 6230 Deal Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09109010600

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, **Suzanne Southworth** married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary DiVittorio** _____, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Easterly 74 feet of Lot No. 28 on the plan of T. M. Nall's Subdivision of Lots Nos. 18, 19, and 20 of the B. F. Cockrill Lands, as of record in Book 421, Page 63, Register's Office for said County.

Said Part of Lot No. 28 fronts 74 feet on the Northerly side of Deal Avenue and runs back between parallel lines 217.8 feet on the line of Lot No. 25.

Being the same property conveyed to Suzanne Southworth by Warranty Deed from Greg Underwood and wife, Melese Underwood, recorded on the 8th day of December, 2005 in Instrument No. 20051208-0147856, 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 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. M. NALL'S SUBDIVISION OF LOTS NOS. 18, 19, AND 20 OF THE B. F. COCKRILL LANDS, as recorded in Plat Book 421, Page(s) 63.

Private Sanitary Sewer Easement recorded at Instrument No. 20020829-0104588.

This is improved property located at 6230 Deal 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.

*Kevin D. DiPiazza joins in this instrument to convey any and all interest in said property, marital or otherwise.

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 21st day of November, 2014.

Suzanne Southworth

Kevin D. DiPiazza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne Southworth, 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 21st day of November, 2014.

and Kevin D. DiPiazza

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public