Premier Escrow

BILL GARRETT, Davidson County
Trans:T20150026505 DEEDWARR
Recvd: 04/09/15 11:00 2 pgs
Fees:13.00 Taxes:1961.00
20150409-0031238

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$530,000.00.**

Affiant

Subscribed and sworn to before me this the 1st day of April, 2015.

Notary Public

My commission expires: My Commission expires NOV. 3, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel Eisenstein	New Owners	**103-03-0I-00200.00CO**
141B 49th Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher P. Marchetti and wife, Gina M. Marchetti,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Hauber and Rachel Eisenstein, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 141B of the 49th Avenue Townhomes, a Horizontal Property Regime, as established in the Master Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140325-0024455, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to CHRISTOPHER P. MARCHETTI AND WIFE, GINA M. MARCHETTI, by deed from LONA L. BECKWITH, UNMARRIED, of record as Instrument No. 20040809-0095683, dated August 6, 2004, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **141B 49th Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RETURN TO:
PREMIER ESCROW, LLC
mail: 4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my/our hand(s) this 1st day of April, 2015.

Christopher P. Marchetti

Gina M. Marchetti

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher P. Marchetti and Gina M. Marchetti**, the bargainor(s) 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, at office, this **1st** day of **April, 2015.**

Notary Public

My Commission Expires: 9-26-16

