Davidson County DEEDWARR
Recvd: 04/23/15 08:26 3 pgs
Fees:18.00 Taxes:1422.65
20150423-0036155

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF The actual consideration or value, whichever is greater, for this transfer is $384,500.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2015. Notary Public My commission expires: 12-6-16

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anna Giulia Atzori	New Owner	**Map\Parcel: 172-09-0A-171.00-CO**
1200 Banbury Row		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

William H. Hyatt, Jr. and Karen D. Hyatt, husband and wife

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

Anna Giulia Atzori, an unmarried woman

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 Lot No. 167 on the Plan of Final Plat of Section Five-A, Banbury Crossing (a Planned Unit Development) of record in Plat at Instrument No. 20020830-0105357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to William H. Hyatt, Jr. and wife, Karen D. Hyatt by Warranty deed from Dayven H. Johnston and wife, Chelsea L. Johnston of record in Instrument No. 20070831-0105297 Register's Office for Davidson County, Tennessee, dated August 30, 2007 and recorded on August 31, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat at Instrument No. 20020830-0105357, Covenants, Conditions and Restrictions of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 247, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 4148, Page 252, Book 2438, Page 460, Book 4693, Page 961, Book 10369, Page 48, Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, By-Laws of record in Instrument Number 20020610-0070239, Charter for HOA of record in Book 11187, Page 575, Transmission Line Easements of record in Book 1174, Page 153 and Book 2438, Page 392, Storm Water Agreement of record in Book 10633, Page 330, rights of others in and to the common areas and/or elements, Register's Office, Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **1200 Banbury Row Brentwood, TN 37027.**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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.

Witness our hands this 9 day of April, 2015.

William H. Hyatt, Jr.

Karen D. Hyatt

STATE OF New Jersey
COUNTY OF Monmouth

Personally appeared before me, a Notary Public of said County and State, William H. Hyatt, Jr. and Karen D. Hyatt the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of April, 2015.

Notary Public

My Commission Expires: 1/21/19

Debra J. Bradshaw
Notary Public of New Jersey
My Commission Expires January 21, 2019

File #: **2151653**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 104
BRENTWOOD, TN 37027

True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

