Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jeffrey and Shannon Nizzardo 1008 Clearview Drive Nashville, TN 37205	Same as New Owner	Map:116-08 Parcel:184.00
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C 1700 UBS Tower 315 Deaderick Street, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **J. Terry Hunter** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Jeffrey Nizzardo and wife, Shannon Nizzardo** ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat to Remove Reserve Status on Reserve Parcel, Resubdivision of Lot 1 on the Resubdivision of Lots 123 & 124on the Plan of Kenner Manor, Section 2, Plat Book 4715, page 23, R.O.D.C., TN, as of record in Instrument No. 20121129-00109527, Register's Office for Davidson County, Tennessee, to which plats reference are hereby made for a more complete description thereof.
>
> Being the same property conveyed to J. Terry Hunter by deed dated September 15, 2014 from Carolyn S. Pharris, of record in Instrument No. 20140916-0084823, Register's Office for Davidson County, Tennessee.
>
> **This is improved property, known as 1008 Clearview Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, including but not limited to those restrictions of record in the Register's Office for Davidson, Tennessee; all matters as shown on subdivision plan of record in Book 4715, page 23 and in Instrument No. 20121129-0109527, Register's Office for Davidson County, Tennessee; 2014 County Taxes are prorated and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150066270 DEEDWARR
Recvd: 08/10/15 13:39 2 pgs
Fees:13.00 Taxes:4532.50
20150810-0079705

EXECUTED and EFFECTIVE this 6th day of August, 2015.

J. TERRY HUNTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, J. Terry Hunter, 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.

Witness my hand and official seal, this the 6th day of August, 2015.

(SEAL)

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00.

AFFIANT

Subscribed and sworn to before me this 7 day of August, 2015.

NOTARY PUBLIC

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10 MARCH 2019

My Commission Expires:
10 MARCH 2019