BILL GARRETT, Davidson County
Trans:T20150076905 DEEDWARR
Recvd: 09/10/15 08:56 2 pgs
Fees:13.00 Taxes:1565.10
20150910-0091813

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Mario C. Valentini
820 Templeton Dr.
Nashville, Tennessee 37205

SEND TAX BILL TO:
New Owner

MORTGAGEE:
US Bank
PO Box 7298
Springfield, OH 45501-7298

Map/Parcel
10211003900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph D. Kitchell and wife, Louise C. Kitchell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Mario C. Valentini, unmarried,** hereinafter called the GRANTEE, his 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. 382** on the Plan of **Brook Meade, Section 10,** as shown by plat and survey of record in Plat Book 2331, page 135, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph D. Kitchell and wife, Louise C. Kitchell by warranty deed dated January 9, 2015, from Lauren Kitchell Brinkley, f/k/a Lauren L. Kitchell, and Keith Brinkley, wife and husband, of record in Instrument #20150109-0002469, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **820 Templeton Dr., Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 8th day of September, 2015.

Joseph D. Kitchell

Louise C. Kitchell

By: _____
Joseph D. Kitchell, as attorney-in-fact
ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Joseph D. Kitchell**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said **Louise C. Kitchell**, the within named bargainor, for the purposes therein contained by virtue of a Specific Limited Power of Attorney duly executed by the said Louise C. Kitchell, and recorded simultaneously herewith in Instrument # 20150910-0091812, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 8th day of September, 2015.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $423,000.00.

Heather Wood
AFFIANT

Subscribed and sworn to before me on this 8th day of September, 2015.

NOTARY PUBLIC

My Commission Expires:

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016