Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/02/15 15:39 3 pgs
Fees:18.00 Taxes:4070.00
20151102-0111548

39-B
File #15-1340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Jose F. Nunez and wife, Yvette D. Nunez, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Britt Steele and Paulo Fabrizio Venuta, wife and husband, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee being Lot No. 64 on the Plan of Re-Subdivision of Lot 64 on the Plan of West Meade Farms, Inc., Section One Subdivision, of record in Book 2854, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point on the northerly margin of Vaughn's Gap Road at the common corner of Lots Nos. 63 and 64, thence with the margin of said road westerly and northwesterly 408.2 feet to the beginning of a curve; thence along said curve northwesterly 30.5 feet to a point in the easterly margin of Robin Hill Road; thence with the margin of said road North 4 degrees 31' East 233.9 feet to a point, common corner of Lots Nos. 64 and 64A; thence with the line between said two lots easterly 238.2 feet to a point and continuing southeasterly 192.3 feet to a point; thence South 5 degrees 51' West 271.7 feet to a point of beginning.

Being the same property conveyed to Jose F. Nunez and wife, Yvette D. Nunez by deed from Lawrence Pollack and wife, Nedda D. Pollack, dated July 24, 2006, of record as Instrument No. 20060727-0090803, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 166 Vaughns Gap Road, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of October, 2015.

Jose F. Nunez

Yvette D. Nunez also known as
Yvette D. Phinder

State of Tennessee)
County of Davidson)

On this 28th day of October, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jose F. Nunez and Yvette D. Nunez, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,100,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of October, 2015.

Notary Public

My Commission Expires: 3-10-19

MANDY TERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Britt Steele	Capstar Bank	129-7-0-004.00
166 Vaughns Gap Road	201 4th Avenue N., Ste 950	
Nashville, TN 37205	Nashville, TN 37219	

True Copy Certification

I, Dora Mobley, 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY