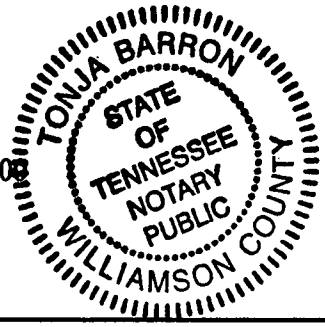
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-29177



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis J. Sperrazza Sr.	NEW OWNER	126-15-0-A 072.00CO
(NAME)	(NAME)	
8013 Settlers Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150110129 DEEDWARR
Recvd: 12/30/15 14:36 2 pgs
Fees:13.00 Taxes:964.78
20151230-0131218

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Elizabeth Amy Krummel, FKA Elizabeth Amy Lown and Kurt Krummel, wife and husband**, hereinafter called the GRANTOR (S), have bargained and sold, and by these presents do transfer and convey unto **Dennis J. Sperrazza Sr. and wife, Peggy Sperrazza**, hereinafter called the GRANTEE(S), their heirs and/or 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. 284, on the plan of Phase One, Boone Trace at Biltmore, of record in Plat Book 7900, Page 667, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth Amy Lown and Kurt Krummel, Tenants in Common With Rights of Survivorship by Warranty Deed dated 06/04/2007 from Perry R. Bland and wife, Cindy M. Bland of record in Instrument No. 20070605-0066919, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 7900, Page 667 and the boundary plat of record in Plat Book 6900, Page 470, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7265, Page 657 and in Instrument No. 20010717-0075902, in the Register's Office for Davidson County, Tennessee.
Grant of Overhead Line Easement of record in Book 8992, Page 62, in the Register's Office for Davidson County, Tennessee.
Easement and Right of Entry Agreement Underground of record in Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.
Charter of the Homeowners Association of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to the Homeowner's Association of record in Instrument No. 20011119-0126831, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8013 Settlers Way, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 18th day of December, 2015.

Elizabeth Amy Krummel

Kurt Krummel

State of Tennessee
County of Williamson

Personally appeared before me Elizabeth Amy Krummel and Kurt Krummel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of December, 2015.

Notary Public
My Commission Expires: 8/20/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY