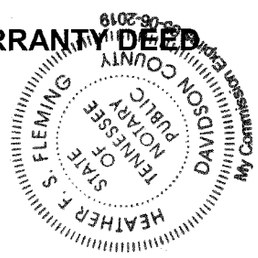
Davidson County DEEDWARR Recvd: 04/22/16 12:58 2 pgs Fees:13.00 Taxes:1220.26 **20160422-0039340**

WARRANTY DEED



G-P-16-1021-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GRN-161702

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Cappella and Stacy Cappella	Flamington Mortgage, a division of Capster Bank	
(NAME) **1021 Wellmoor Court**	(NAME) 2002 Richard Jones Rd Suite 300A	**114-07-0-B-125.00-CO**
(ADDRESS) **Nashville, TN 37209-5026**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MATTHEW ERIC NEMETH AND TARA ANGELA NEMETH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL CAPPELLA AND STACY CAPPELLA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 114 on the Plan of Section Five, Westchase, R20 Residential P.U.D of record in Plat at Instrument No. 20041215-0149127, 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 Matthew Eric Nemeth and Tara Angela Nemeth, husband and wife by Warranty deed from Jacob Sloan and Amanda Nelson-Sloan, husband and wife of record in Instrument No. 20130826-0089682 Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on August 26, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20041215-0149127, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 521, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021126-0146387, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20060921-0117333, in the Register's Office for DavidsonCounty, Tennessee.
- 100- TVA Easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14, and as shown on survey of H&H land Surveying, Inc., dated July 24, 1997, last revised May 07, 1998, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Sewer Line Easement of record in Instrument Number 20021028-0131574, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easements for Public Utilities of record in Book 8626, Page 852, and Instrument No. 20021104-0134795, in the Register's Office for Davidson County, Tennessee.
- Rights of Ingress and Egress to and from a family cemetery as set forth in Section 3 Agreement of record in Book 2484, Page 315, in the Register's Office for Davidson County, Tennessee.
- Outconveyance to Karl E. Haury, Jr. of record in Instrument Number 20021028-0131572, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1021 Wellmoor Court , Nashville, Tennessee 37209-5026**.

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 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 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 my/our hand(s) this the 20th DAY OF APRIL, 2016.

Matthew Eric Nemeth by John Gleaves, Attorney in Fact

Tara Angela Nemeth by John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW ERIC NEMETH AND TARA ANGELA NEMETH, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW ERIC NEMETH AND TARA ANGELA NEMETH.

Witness my hand and official seal, this the 20th of April, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018