WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160041325 DEEDWARR
Recvd: 05/17/16 14:16 2 pgs
Fees: 13.00 Taxes: 3801.38
20160517-0049263

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,027,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 13TH DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8199 MICHELOTTI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Donald Philip Michelotti and Sandra B. Michelotti	same	103-12-112.00
4017 Aberdeen Road		
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NEW BEGINNINGS ENTERPRISES LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DONALD PHILIP MICHELOTTI , AND WIFE, SANDRA B. MICHELOTTI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4017 Aberdeen 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(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 its hand on the 13th day of May, 2016.

New Beginnings Enterprises LLC

BY: AUTHORIZED AGENT
Stewart D. Bronson, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Stewart D. Bronson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Authorized Agent of NEW BEGINNINGS ENTERPRISES LLC, the within named barganor, a limited liability company, and that Stewart D. Bronson, Jr., acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of May, 2016.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

16-8199 MICHELOTTI

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 22, Block "G", on the Plan of Cherokee Park, Second Section, of record in Plat Book 547, Page 175 and 176, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot and further described as follows:

Beginning on the Southerly margin of Aberdeen Road, at the Northeast corner of the property conveyed to Vernon Keel and wife, by deed from J. B. Racker and wife, of record in Book 1764, Page 266, said Register's Office, thence with Keel, Easterly line, Southwardly 159.95 feet; thence Eastwardly 56 feet to the corner of Lots No.. 21 and 22; thence with the line between said two lots Northwardly 161.85 feet to the Sourtherly margin of Aberdeen Road; thence with the same, Westwardly 60 feet to the beginning.

Being the same property conveyed by Warranty Deed from Vickie B. Eatherly, an unmarried woman to New Beginnings Enterprises, LLC., a Tennessee Limited Liability Company, as recorded on the 13th day of February, 2015 in Instrument No. 20150213-0013246 and Warranty Deed from Laura K. Sparer, an unmarried person to Vickie B. Eatherly, an unmarried person, as recorded on the 15th day of November, 1999 in Deed Book 11742, Page 871, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, SECOND SECTION, as recorded in Plat Book 547, Page(s) 175 and 176, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Utility, recorded in Book 840, Page 83 and 84.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.