NEW OWNER:

ALESSANDRO A. ZANETTI
P.O. BOX 158687
NASHVILLE, TN 37215

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0590

Map & Parcel 11701004800

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160048111 DEEDWARR
Recvd: 06/07/16 14:47 3 pgs
Fees:18.00 Taxes:2127.50
20160607-0057474

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Seventy-Five Thousand and 00/100 Dollars ($575,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES E. MCDANIEL and wife, SHELLIE K. MCDANIEL** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ALESSANDRO A. ZANETTI**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being the southerly 60 feet of Lot No. 3 and the northerly 20 feet of Lot No. 4 of Block "H" on the Plan of W.M. Cantrell's Subdivision, of record in Plat Book 332, Page 85, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 3 and 4 front together 80 feet on the westerly side of Cantrell Avenue and run back between parallel lines 221- ¼ feet to an alley.

Being the same property conveyed to JAMES E. MCDANIEL and wife, SHELLIE K. MCDANIEL by Warranty Deed from Lawrence J. Kearns and wife, June O. Kearns, dated January 7, 1993, and of record in Book 8837, Page 803, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **707 CANTRELL AVENUE, NASHVILLE, TN 37215**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 332, Page 85, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before June 6, 2016, at 11:59 p.m.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 27th day of May, 2016.

JAMES E. MCDANIEL

SHELLIE K. MCDANIEL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES E. MCDANIEL and SHELLIE K. MCDANIEL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of May, 2016.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 8-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$575,000.00** .

AFFIANT

Sworn to and subscribed to before me this 27th day of May, 2016.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-26-2018