WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057022 DEEDWARR
Recvd: 07/05/16 14:06 2 pgs
Fees:13.00 Taxes:1073.00
20160705-0068556

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Janel Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 6-26-2018
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Mathew Ninan and Stacy Diane Ninan, husband and wife	New Owner	053 12 0 275.00
(NAME)	(NAME)	
2990 KINGSTON CIRCLE S		
(ADDRESS)	(ADDRESS)	
MT. JULIET, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161377

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Gary A. Cerrito and wife, Bridgette Cerrito** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mathew Ninan and Stacy Diane Ninan, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 3, on the Final Plat Subdivision of the Bradley Pointe, which is of record in Instrument 20130924-0100096, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being a portion of the same property conveyed to Gary A. Cerrito and wife, Bridgette Cerrito by Warranty Deed from Kenneth L. Bradley, Donald E. Bradley and Thomas F. Bradley, as Trustees of The Susie M. Bradley Living Trust under agreement dated December 9, 1998, Warranty Deed dated May 30, 2013 and filed of record in Instrument No. 20130531-0054808, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Instrument No. 20140117-0004859, amended in Instrument No. 20141107-0103005, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 808 Cerrito Landing, Old Hickory, TN 37138
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of June, 2016

Gary A. Cerrito

Bridgette Cerrito

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gary A. Cerrito and wife, Bridgette Cerrito, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of June, 2016.

Notary Public
My Commission Expires: 4/19/19

