THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160058004 DEEDWARR
Recvd: 07/07/16 15:05 2 pgs
Fees:13.00 Taxes:1369.00
20160707-0069746

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Giacomo Roberto Bertaina and Teresa Bertaina 121 Sterling Oaks Court Brentwood, TN 37027	Same as Above	172-05-0B-060.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ZACHARY A. KISTKA and HEATHER KISTKA, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **GIACOMO ROBERTO BERTAINA and TERESA BERTAINA, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 60, on the Plan of Sterling Oaks, Phase 1, of record in Book 8250, Page 998, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Zachary A. Kistka, married, by Warranty Deed, from Edward G. Howard, married, of record on 06/06/2012, at Instrument No. 20120606-0049187, Davidson County Register of Deeds. Heather Kistka joins here only to convey any interest she has by way of marriage to the owner.

This is improved property known as **121 Sterling Oaks Court, Brentwood, Tennessee 37027** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 17 day of **June, 2016**:

Zachary A. Kistka

Heather Kistka

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ZACHARY A. KISTKA**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of June, 2016:

Notary Public

My Commission Expires: 5/6/19

MATTHEW RICKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HEATHER KISTKA**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of June, 2016:

Notary Public

My Commission Expires: 5/6/19

MATTHEW RICKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $370,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2016:

Notary Public

My Commission Expires: 1-9-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY