This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

BILL GARRETT, Davidson County
Trans:T20160058254 DEEDWARR
Recvd: 07/08/16 10:32 2 pgs
Fees:13.00 Taxes:601.74
20160708-0070007

Return to:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Ste 220
Nashville, Tennessee 37215

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Charles Joseph Cinelli	Charles Joseph Cinelli
210 Louise Ave	210 Louise Ave.
Nashville, TN 37203	Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Noel Dawson, married, fka Noel Antista** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Charles Joseph Cinelli, married** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being lot No. 8 on the Plan of McMurray Place, Section One of record in Plat Book 5200, page 409, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Noel Antista, by Warranty Deed From Alphonso Jackson, Secretary of Housing and Urban Development by Christene Mounts filed for record on October 5, 2006 as Instrument No. 20061005-0124041, Register's office for Davidson County, Tennessee.

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

Christopher A. Dawson al joins in this conveyance for the purpose of conveying any right, title or interest he may have in the property as the spouse of Noel Dawson.

TAX ID Map 161-2, Parcel 2-114

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of July, 2016.

GRANTOR:

Noel Dawson

Christopher A. Dawson

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, Teresa J. Smith, a Notary Public of the County and State first above written, personally appeared Noel Dawson and Christopher A. Dawson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of July, 2016.

Teresa J. Smith
Notary Public
My Commission Expires: September 18, 2017

(SEAL)

TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$162,632.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of July, 2016.

Notary Public
My Commission Expires: 3-6-18

(SEAL)

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHERMORE, NO TAX ADVICE (GIFT TAX OR INCOME TAX), NOR ESTATE PLANNING ADVICE WAS ASKED FOR OR PROVIDED TO GRANTOR OR GRANTEE.

UPON SIGNING THIS DEED IT SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE AS SOON AS POSSIBLE TO AID IN PROTECTING GRANTEE'S OWNERSHIP INTEREST FROM ADVERSE MATTERS (LIENS, ETC.) FILED PRIOR TO RECORDING THIS DEED.