BILL GARRETT, Davidson County
Trans:T20160079870 DEEDWARR
Recvd: 09/12/16 15:42 2 pgs
Fees:13.00 Taxes:1720.13
20160912-0095869

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ricco Rosini
1037 Tabitha Lane
Old Hickory, TN 37138

MORTGAGEE
Pinnacle Bank
150 3rd Avenue South, Ste. 900
Nashville, TN 37201

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 063 04 0A
PARCEL 067.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Cornerstone Homes, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ricco Rosini and wife, Brooke Rosini,** 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:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Phase Four Cleveland Hall Subdivision, of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cornerstone Homes, Inc., a Tennessee corporation by Warranty Deed from Cleveland hall, LLC, a Tennessee limited liability company, dated November 18, 2015, of record in Instrument No. 20151123-0118817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions, and By-Laws of record in Book 11725, Page 76, amended of record in Instrument No. 20050307-0024504, Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, made applicable to Phase Four Instrument No. 20080208-0013290, further amended in Instrument No. 20081014-0103112 and Instrument No. 20120912-0082762; By Laws of record in Book 11725, Page 110; Charter of Cleveland Hall HOA of record in Book 11725, Page 70; Permanent Drainage easement of record in Book 5763, Page 287; Ingress and Egress Easement of record in Book 7844, Page 249; Drainage and construction easement of record in Book 7844, Page 268; Public Utility and Drainage Easement of record in Book 7844, Page 262; Waterline easement of record in Book 7994, Page 167; Highway easement to Nashville Eastern Railway of record in Book 8068, Page 524; Storm water Detention Agreement of record in Instrument No. 20041115-0136615 and Instrument No. 20060906-0110130; easement to BellSouth of record in Book 11720, Page 325; Conveyance of Common Area of record in Instrument No. 20130816-0086466; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8006, Page 677; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20080201-0010505, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1037 Tabitha Lane Old Hickory, TN 37138.**

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 we do covenant with the said Grantees 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 Grantees, their heirs 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 9th day of September, 2016.

Cornerstone Homes, Inc.
By: Tim Tomlinson, President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tim Tomlinson as President, respectively, of Cornerstone Homes, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that Tim Tomlinson is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 9th day of September, 2016.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $464,900.00.

AFFIANT

Subscribed and sworn to before me this 9th day of September, 2016.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 12-10-2017