39B

Warranty Deed

BILL GARRETT, Davidson County Trans:T20160082523 DEEDWARR Recvd: 09/20/16 14:29 2 pgs Fees:13.00 Taxes:1627.63 20160920-0099042	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $439,900.00. Affiant Subscribed and sworn to before me, this the 16th day of September, 2016. Notary Public My commission expires: 5/8/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Rizzitello Cynthia Rizzitello	F&M Bank	
1109 Roberta Street	50 Franklin St.	083-03-0-330.00
Nashville, TN 37206-1314	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT JONES AND DEBORAH JONES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA RIZZITELLO AND JOHN RIZZITELLO, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 1109 Roberta Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150507-0041992, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Upside, LLC, a Tennessee limited liability company by Quitclaim deed from Eckhardt Exchange Corporation as Qualified Intermediary for March Egerton of record in Instrument No. 20121005-0091620, as corrected at Instrument No. 20130220-0017001 Register's Office for Davidson County, Tennessee, dated October 4, 2012 and recorded on October 5, 2012.

Being the same property conveyed to March Egerton by Quitclaim deed from Upside, LLC, a Tennessee limited liability company of record in Instrument No. 20150423-0036510 Register's Office for Davidson County, Tennessee, dated April 21, 2015 and recorded on April 23, 2015.

Being a portion of the same property conveyed to Robert Jones and Deborah Jones, husband and wife by Warranty deed from March Egerton, a married person of record in Instrument No. 20150423-0036511 Register's Office for Davidson County,

Tennessee, dated April 21, 2015 and recorded on April 23, 2015 and Scrivener's Affidavit recorded on May 27, 2015 in Instrument No. 20150527-0048632.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1109 Roberta Street, Nashville, TN 37206-1314.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2016.

Robert Jones

Deborah Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Jones and Deborah Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2016.

Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018