G#28877-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160085077 DEEDWARR
Recvd: 09/28/16 09:02 2 pgs
Fees:13.00 Taxes:1294.63
20160928-0102059

R-VRES-16-718-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Barbara Pritchett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barbara Pritchett	Farmington Mortgage, a div of Capstar Bank	
(NAME) **718 Centerpoint Lane**	(NAME) 2002 Richard Jones Road, Suite 300A	**091-15-0E-034.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELLE J. ZOLEZZI-GORDON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA PRITCHETT, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit/Cottage No. 34 on the Plan of Richland Station, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by the Declaration of Covenants, Conditions and Restrictions for Richland Station, of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations. Reference is hereby made to the plan of Richland Station, as shown on Exhibit "C" to the Declarations of record in Instrument No. 20140213-0012916, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Michelle J. Zolezzi, a single woman by Warranty deed from Richland Station, LLC of record in Instrument No. 20150623-0059933 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 23, 2015.

The said Michelle J Zolezzi having since married and now being known as Michelle J Zolezzi-Gordon.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record as Instrument Number 20140221-0014719, Register's Office of Davidson County, Tennessee.
- Plat of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140213-0012916, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131122-0120386, in the Register's Office for DavidsonCounty, Tennessee.
- HOA Charter of record in Instrument Number 20140213-0012915, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers/Storm Drainage of record in Book 5756, Page 615, in the Register's Office for Davidson County, Tennessee.
- Storm Water Easement of record in Book 1711, Page 486, in the Register's Office for Davidson County, Tennessee.
- Unrecorded Sewer Easement referenced in Book 7791, Page 254, and Book 4418, Page 756, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and System of record in Instrument Number 20131122-01208386, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **718 Centerpoint Lane, Nashville, Tennessee 37209**.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **718 Centerpoint Lane, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 27th DAY OF SEPTEMBER, 2016.

Michelle J. Zolezzi-Gordon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE J. ZOLEZZI-GORDON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my ~~hand~~ and official seal, this the 27th of September, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212