WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$295,000.00~~ $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marco A. Minuta and Rosana Minuta	new owner	10302015200
(NAME)	(NAME)	
5500 Corbett Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160095367 DEEDWARR
Recvd: 10/28/16 11:02 2 pgs
Fees: 13.00 Taxes: 1087.80
20161028-0114031

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Daniel R. Burke and Nicole L. Cottrill,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marco A. Minuta and Rosana Minuta, husband and wife** 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 TN, being Lot No. 1 on the Plan of Resubdivision of a Part of Lot 25, C.C. Vernon Farms, of record in Book 8250, Page 444, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel R. Burke and Nicole L. Cottrill by deed from Michael P. Northcutt and wife, Jennifer E. Northcutt of record in Instrument No. 20090504-0040465 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5500 Corbett Lane, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ALL MATTERS IN PLAT OF RECORD IN BOOK 8250, PAGE 444, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

Witness my/our hands this 14th day of October, 2016.

Daniel R. Burke by Josephine Cox as attorney-in-fact	Nicole L. Cottrill by Josephine Cox as attorney-in-fact
Daniel R. Burke	**Nicole L. Cottrill**
By: Josephine Cox as Attorney-in-Fact	**By: Josephine Cox as Attorney-in-Fact**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Josephine Cox with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Daniel R. Burke and Nicole L. Cottrill as Attorney-In-Fact, as her free act and deed.

WITNESS my hand and seal this 14th day of October, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Minuta

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN