WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170009806 DEEDWARR
Recvd: 02/02/17 09:31 3 pgs
Fees: 18.00 Taxes: 1091.50
20170202-0011121

Y-VRES-16-403-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.17.20

(AFFIX SEAL)

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)
Judiet Matuz and Rachel Caruso	~~New Owner~~ Interline Mortgage Svcs.	
(NAME)	(NAME)	
~~403 Ashlawn Court~~	109 Westport Rd.	10613 W. Sam Houston Pkwy N. Ste. 200	131-06-0G-403.00-CO
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37215~~	Easton, CT 06612	Houston, TX 77064	
(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, **MICHAEL J. NACARATO, JR. AND TERESA ANN NACARATO, TRUSTEES OF THE CAROLINE ROSE NACARATO 2013 REAL ESTATE TRUST AGREEMENT MARCH 7, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL MARGARET CARUSO, UNMARRIED, AND JUDIT MATUZ, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 403 of Burton Hills, Village of Ashlawn, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Burton Hills, Village of Ashlawn, a Condominium of record in Book 7076, Page 696, amended in Book 7308, Page 859 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Michael J. Nacarato, Jr. and Teresa Ann Nacarato, Trustees of the Caroline Rose Nacarato 2013 Real Estate Trust Agreement March 7, 2013 by Warranty deed from Wendy Welch, unmarried of record in Instrument No. 20130319-0026925 Register's Office for Davidson County, Tennessee, dated March 8, 2013 and recorded on March 19, 2013.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Book 7076, Page 696 and Book 7308, Page 859, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7076, Page 763, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6326, Page 588, Register's Office for Davidson County, Tennessee.
- Subject to Charter of Homeowners Association of record in Book 6517, Page 505, amended in Book 6921, Page 216 and Book 7154, Page 239, in the Register's Office for Davidson County, Tennessee.
- Subject to the Charter of Recreational Association, Inc. of record in Book 6517, Page 511, as amended in Book 6921, Page 214, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills, Village of Ashlawn Council, Inc. of record in Book 7154, Page 239, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Pages 532 and 536, Book 6911, Page 120, Book 7046, Page 520 and Book 7076, Page 691, Register's Office for Davidson County, Tennessee.
- Agreement by and between Burton Hills Properties, and the Nashville and Davidson County, Metropolitan Planning Commission of record in Book 6470, Page 383 and Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.

• Matters shown on plat of record in Book 6250, Page 978, 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: **403 Ashlawn Court, Nashville, Tennessee 37215**.

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 26th DAY OF JANUARY, 2017.

Michael J. Nacarato, Jr. and Teresa Ann Nacarato, Trustees of the Caroline Rose Nacarato 2013 Real Estate Trust Agreement March 7, 2013

BY: Michael J. Nacarato Jr Trustee
Teresa Ann Nacarato Atty in fact
Michael J. Nacarato, Trustee, by Teresa Ann Nacarato, attorney-in-fact

BY: Teresa Ann Nacarato Trustee
Teresa Ann Nacarato, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA ANN NACARATO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL J. NACARATO, JR. AND TERESA ANN NACARATO, TRUSTEES OF THE CAROLINE ROSE NACARATO 2013 REAL ESTATE TRUST AGREEMENT MARCH 7, 2013, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL J. NACARATO, JR. AND TERESA ANN NACARATO, TRUSTEES OF THE CAROLINE ROSE NACARATO 2013 REAL ESTATE TRUST AGREEMENT MARCH 7, 2013.

Witness my hand and official seal, this the 26th of January, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Teresa Ann Nacarato, attorney-in-fact for Michael J. Nacarato, Trustee of The Caroline Rose Nacarato 2013 Real Estate Trust Agreement March 7, 2013, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by the constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th of January, 2017.

Notary Public

My Commission Expires:_____



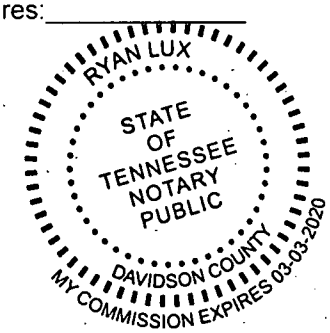
STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Teresa Ann Nacarato, Trustee for The Caroline Rose Nacarato 2013 Real Estate Trust Agreement March 7, 2013, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of January, 2017.

My Commission Expires:_____



Notary Public