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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170210929** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $935,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 24th day of March, 2017.<br><br>Notary Public<br>My Commission Expires: _____ |

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170026245 DEEDWARR
Recvd: 03/29/17 09:04 2 pgs
Fees:13.00 Taxes:3459.50
20170329-0030317

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Warwick Stone, Trustee and<br>Bethany Stone, Trustee<br>11 Breckenridge<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>158-04-0A-089.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emanuele Dibenedetto and Heidi E. Hamm, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Warwick M. Stone and Bethany Stone, Trustees of The Stone Family Trust UAD 9/10/2012**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Resubdivision of Lots 96, 97 and 98 into Lots 96 and 97, Otterwood, Section Two Revised, as of record in Book 7900, page 61, Register' s Office for said County. Together with, as an appurtenance thereto, a 20foot joint ingress and egress easement along the southerly portion of the broken southeasterly line of Lot 97 on said plan, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EMANUELE DIBENEDETTO and wife, HEIDII E. HAMM, by deed from STEVEN C. HEBERT and wife, PATRICIA R. HEBERT, of record in Instrument No. 20000928-0096221, dated September 27, 2000, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 158-04-0A-089.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 7900, page 61, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 7260, page 483 and Book 8762, page 199, said Register's Office.

This is improved property located at 11 Breckenridge Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 24th day of March, 2017.

Emanuele Dibenedetto
Emanuele dibenedetto
by Kate Rosenthal
BY: Kate Rosenthal, Attorney-in-Fact
attorney in fact

Heidi E. Hamm
heidi e hamm
by Kate Rosenthal
BY: Kate Rosenthal, Attorney-in-Fact
attorney in fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, 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 for Emanuele Dibenedetto and Heidi E. Hamm, 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, at office, this 24th day of March, 2017.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018