Davidson County DEEDWARR
Recvd: 04/25/17 12:34 3 pgs
Fees:18.00 Taxes:1683.50
20170425-0040516

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210843**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me, this21st day of April, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Michael T Spalluto and Lucy B Spalluto 702 CENTERPOINT LN Nashville TN 37209-1066	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091150E03100CO

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, **Philip J. Dermody and Laura A. Walaszek n/k/a Laura W. Dermody, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael T Spalluto and Lucy B Spalluto, husband and wife**, ("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 Unit 31, RICHLAND STATION, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Philip J. Dermody, a single man and Laura A. Walaszek, a single woman as tenants in common in with rights of survivorship by Warranty Deed from Richland Station, LLC, recorded on the 14th day of January, 2015 in Instrument No. 20150114-0003836, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REALTY SAVINGS BANK & TRUST, as recorded in Plat Book 421, Page(s) 18 and RICHLAND STATION recorded at Instrument No. 20140220-0014719.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20140213-0012916.

Charter of Homeowners Association recorded at Instrument No. 20140213-0012915.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 5756, Page 615.

Easement for Storm Water, recorded in Book 1711, Page 486.

Unrecorded Sewer Easement referenced in Deeds recorded in Book 4418, Page 756 and Book 7791, Page 254.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20131122-0120386.

All matters as shown on that survey prepared by Steven D. Delle, TN RLS #1710, Delle Land Surveying, dated January 31, 2013.

All matters as shown on that survey prepared by John Hood, TN RLS #1838, Campbell, McRae & Associates, Surveying, Inc., dated 11-19-2012.

This is improved property located at 702 CENTERPOINT LN Nashville TN 37209-1066

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 21st day of April, 2017.

Philip J. Dermody

Laura A. Walaszek n/k/a Laura W. Dermody

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip J. Dermody and Laura A. Walaszek n/k/a Laura W. Dermody, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2017.

Notary Public

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Thomas Vorholt III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, Thomas Vorholt, III who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-8-19
Notary' Seal (if on paper)

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY