(2)

BILL GARRETT, Davidson County
Trans: T20170047390 DEEDWARR
Recvd: 06/05/17 11:23 2 pgs
Fees: 13.00 Taxes: 1369.00
20170605-0055792

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170511773

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $370,000.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2017.

Notary Public
My Commission Expires: 03-08-21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Terry B. Carty and Anne Carty 7372 Riverfront Drive Nashville TN 37221	Farmington Mortgage, a div of Capstar Bank 2002 Richard Jones Road, Ste 300A Nashville, TN 37215	Tax Parcel ID No. 126-16-0A-571.00 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, **Robert Louis Catanzaro, Jean Marie Catanzaro, Vincent Joseph Catanzaro, Judy Ann Mastromatto, Janet Mercedes Huffer, Joan Elizabeth Melograna, Paul Scott Catanzaro, John James Catanzaro, Joyce Lynn Mitchell, Jane Catanzaro-Delaney and Neko Catanzaro** ("Grantees"), has this day bargained and sold, and does hereby transfer and convey to **Terry B. Carty and Anne N G Carty, 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 Lot(s) 206, as shown on the map entitled Final Plat Riverwalk Phase 4A, of record in Instrument No. 20060214-0017733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL R. CATANZARO, by deed from FEDERAL HOME LOAN MORTGAGE CORPORATION, of record in Instrument No. 20091009-0094093, dated September 29, 2009, said Register's Office.

MICHAEL R. CATANZARO died intestate on or about November 2, 2016. Upon his death, the subject property passed to his heirs at law, ROBERT LOUIS CATANZARO, JEAN MARIE CATANZARO, VINCENT JOSEPH CATANZARO, JUDY ANN MASTROMATTO, JANET MERCEDES HUFFER, JOAN ELIZABETH MELOGRANA, PAUL SCOTT CATANZARO, JOHN JAMES CATANZARO, JOYCE LYNN MITCHELL, JANE CATANZARO-DELANEY and NEKO CATANZARO, as evidenced by Affidavit of Heirship of record in Instrument No. 20170605-0055771 through 20170605-0055781, 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. 126-16-0A-571.00 CO.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no 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 Instrument No. 20060214-0017733, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20011105-012083 and amended as Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502, said Register's Office.

Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, said Register's Office.

Agreement for Dedication of Public utilities Easement of Record in Instrument No. 20021125-0145984, Register' s Office for Davidson County, Tennessee.

Road and Utilities Access Easement of record in Instrument No. 20010706-0072536, Register' s Office for Davidson County, Tennessee.

Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, said Register' s Office.

Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, said Register's Office, and Judgment of record in Book 4226, Page 715, said Register' s Office.

Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Pages 315, 318 and 324, Register' s Office for said County.

Easements and Rights granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, Page 375 and Book 787, Page 7, Register' s Office for said County.

This is improved property located at 7372 Riverfront Drive Nashville TN 37221

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 1st day of June, 2017.

Robert Louis Catanzaro

Jean Marie Catanzaro by Robert Louis Catanzaro ATTORNEY IN FACT

Vincent Joseph Catanzaro by Robert Louis Catanzaro ATTORNEY IN FACT

Judy Ann Mastromatto by Robert Louis Catanzaro ATTORNEY IN FACT

Janet Mercedes Huffer by Robert Louis Catanzaro ATTORNEY IN FACT

Joan Elizabeth Melograna by Robert Louis Catanzaro ATTORNEY IN FACT

Paul Scott Catanzaro by Robert Louis Catanzaro ATTORNEY IN FACT

John James Catanzaro by Robert Louis Catanzaro ATTORNEY IN FACT

Joyce Lynn Mitchell by Robert Louis Catanzaro ATTORNEY IN FACT

Jane Catanzaro-Delaney by Robert Louis Catanzaro ATTORNEY IN FACT

Neko Catanzaro by Robert Louis Catanzaro 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, Robert Louis Catanzaro, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Jean Marie Catanzaro, Vincent Joseph Catanzaro, Judy Ann Mastromatto, Janet Mercedes Huffer, Joan Elizabeth Melograna, Paul Scott Catanzaro, John James Catanzaro, Joyce Lynn Mitchell, Jane Catanzaro-Delaney and Neko Catanzaro, the within named bargainors, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names herein contained.

Witness my hand, at office, this 1st day of June, 2017.

My Commission expires: Jan 5, 2020

Notary Public

ROBERT LACIVITA
COMMONWEALTH OF PENNSYLVANIA
NOTARY PUBLIC