WARRANTY DEED



W-KW-17-7909

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/20/2017

(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)
Salvatore Staccuneddu and Maile Staccuneddu	Primelending.	
(NAME)	(NAME)	**141-15-D-179.00CO**
7909 River Fork Drive	17330 Preston Rd #160B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, TX 75252	
(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, **KATHRYN M. ARAMBULA N/K/A KATHRYN JONES AND TIM JONES, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SALVATORE STACCUNEDDU AND MAILE STACCUNEDDU, A MARRIED COUPLE,** 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:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Sheffield on the Harpeth, Phase III-D, of record in Plat Book 7900, Pages 710 and 712, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathryn M. Arambula, unmarried, by Warranty Deed from Richard T. Zerbe and wife, Lynn Ge-Zerbe, recorded August 15, 2005 in Instrument No. 20050815-0096226, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- All matters shown on the Plan of record in Plat Book 7900, Pages 710 and 712, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6925, Page 900 and Book 7145, Page 954 as amended in Book 8505, Page 598, Book 8747, Page 97, Book 9313, Page 806 and Unanimous Consent recorded in Book 8276, Page 238, Register's Office for Davidson County, Tennessee.
- By-Laws of Sheffield on the Harpeth Homeowner's Association of record in Book 7145, Page 964 and Book 8146, Page 463, in the Register's Office for Davidson County, Tennessee.

- Charter of Sheffield on the Harpeth Homeowner's Association of record in Book 6939, Page 983, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 829, in the Register's Office for Davidson County, Tennessee.

- Grant of Transmission Line Easement of record in Book 4136, Page 525, in the Register's Office for Davidson County, Tennessee.

- Declaration of Taking by United States of America for easement and right of way of record in Book 4279, Page 731, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20170058494 DEEDWARR
Recvd: 07/10/17 10:07 2 pgs
Fees: 13.00 Taxes: 1265.40



- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7909 River Fork Drive, aka 700 Vauxhall Drive, Nashville, Tennessee 37221**.

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 7th DAY OF JULY, 2017.

Kathryn M. Arambula n/k/a Kathryn Jones

Tim Jones, spouse of Kathryn M. Arambula n/k/a Kathryn Jones, hereby joins in this conveyance and does transfer and convey any and all marital interest Tim Jones may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN M. ARAMBULA N/K/A KATHRYN JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIM JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800