STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF July, 2017.

Notary Public
MY COMMISSION EXPIRES: 5/20/18
File No. G17-8816D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170064490 DEEDWARR
Recvd: 07/27/17 11:03 2 pgs
Fees:13.00 Taxes:536.50
20170727-0076130

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel Viau and Michelle Viau, husband and wife (NAME)	The Mortgage Firm, Inc. (NAME)	135-16-0B-073.00-C0
548 Flintlock Court (STREET ADDRESS)	921 Douglas Ave, Suite 200 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Altamonte Springs, FL 32714 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jeffrey Michael Nobiletti, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Viau and Michelle Viau, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 73 on the plan of WOODRIDGE AT NASHBORO VILLAGE, as shown by plat of record in Instrument No. 20021120-0143949, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffrey Michael Nobiletti from Ronnie E. Nelson, II and wife, Carla R. Nelson, by Deed dated January 4, 2007, as Instrument No. 20070112-0005129, in the Register's Office for Davidson County, Tennessee.
Linda Nobiletti joins in this conveyance for the purpose of conveying any interest she may have in said property
Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. **Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee.**
2. **This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.**
3. **The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed and By-laws establishing a Horizontal Property Regime of Woodridge at Nashboro Village and recorded in Instrument No. 20021104-0134724, Instrument No. 20021106-0136459, Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888, Register's Office for Davidson County, Tennessee.**
4. **Storm Water Detention Agreement as recorded in Instrument No. 20020820-0100403, Register's Office for Davidson County, Tennessee**
5. **Charter of Homeowner's Association of record in Instrument No. 20021106-0136458, Register's Office for Davidson County, Tennessee.**
6. **Common Area conveyed to Homeowner's Association of record in Instrument No. 20021120-0144369, Register's Office for Davidson County, Tennessee.**

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
~~The signature of Linda Nobiletti is signed by her duly appointed Attorney-in-fact Jeffrey Nobiletti, pursuant to the Power of Attorney recorded in Instrument # [redacted] said Register's Office.~~

This is improved property, known as 548 Flintlock Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 25th day of July, 2017.

Jeffrey Michael Nobiletti — July 25, 2017 Date

Linda Nobiletti ~~by Jeffrey Nobiletti, Attorney-in-Fact~~ — July 25, 2017 Date

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jeffrey Michael Nobiletti*, the bargainor(s), 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. * Linda Nobiletti

Witness my hand and official seal, this 25th day of July, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 Jeffrey Nobiletti, Attorney-in-Fact for Linda Nobiletti, 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 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 25th day of July, 2017.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066