

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2017.

Notary Public

My commission expires: Sept. 30, 2020

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Anthony G. Agosti and Andrea A. Prince	New Owner	137-13-0A-045.00-CO
3340 Milbridge Dr		
Antioch, TN 37013		

Davidson County DEEDWARR
Recvd: 08/15/17 14:23 3 pgs
Fees:18.00 Taxes:703.00
20170815-0083698

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Samantha Saine, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Anthony G. Agosti and Andrea A. Prince

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Final Plat, Section One, Peninsula Point, a Planned Unit Development, of record in Plat Book 9700, Page 98, 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 Samantha Saine, an unmarried woman, by Quit Claim Deed from Samantha Saine, an unmarried woman who acquired title as married, herein joined by her former spouse Cedric Ruron Saine, of record in Instrument No. 20160525-0052279, Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on May 25, 2016.

This is improved property known as **3340 Milbridge Dr, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: all matters shown on the Plan of record in Plat Book 9700, Page 98, Covenants, Conditions and Restrictions of record in Book 9564, Page 693 and amended in Book 9754, Page 35; Book 9943, Page 908; and Book 9977, Page 359, all matters shown on the Plan of PUD Boundary Plat of Peninsula Point of record in Plat Book 9700, Page 22, Register's Office for Davidson County, Tennessee, rights of others in and to the common areas and/or elements and real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of August, 2017.

Samantha Saine

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Samantha Saine, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 10th day of August, 2017.

Notary Public
My Commission Expires: Sept. 20, 2020



SolomonParks File No. 7017184
557 Sam Ridley Pkwy
Smyrna, TN 37167

True Copy of Certification

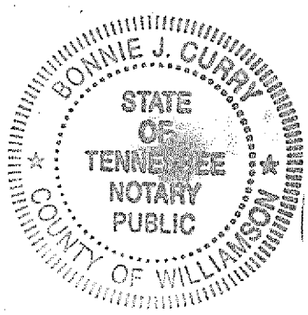
I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.



Bonnie J. Curry, Notary Public

My commission expires on 11/04/18