THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180114721**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00 Affiant Subscribed and sworn to before me, this 14th day of February, 2018. Notary Public My Commission Expires: 6-20-2021

Bill Garrett Davidson County
Batch# 59501 DEEDWARR
02/15/2018 12:05:47 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20180215-0014925

GINGER BONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

WARRANTY DEED

Address New Owner: John DeFino and Mullai DeFino 6921 Shelly Trail Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-11-0B-005.00-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, **Randall A. Holzberger and Malia Lawson Holzberger, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John DeFino, a married man and Mullai DeFino, his wife, joint tenants**, ("Grantees"), their 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 No. 5 on the Plan of Final Plat of Christiansted Valley Reserve, a Cluster Lot Subdivision of record in Plat at Instrument No. 20141223-0117560, 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 Randall A. Holzberger and Malia Lawson Holzberger, husband and wife by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20151001-0099922 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 01, 2015.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20141223-0117560, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 306, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150223-0015580 and re-recorded in Instrument No. 20150903-0090050, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of

the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Storm Water Maintenance Agreement of record in Instrument Number 20131121-0119969, in the Register's Office for Davidson County, Tennessee.

Joint Roadway Easement and Maintenance Agreement of record in Book 5707, Page 706 and Book 5720, page 183, in the Register's Office for Davidson County, Tennessee.

Easement for Water Mains of record in Book 5696, Page 275, in the Register's Office for Davidson County, Tennessee.

Easements Retained in Deed of record in Book 5712, Page 425, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5708, Page 670 and Book 5712, page 425, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Quitclaim Deed to Open Space of record in Instrument Number 20170915-0094518, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6921 Shelly Trail Nashville TN 37211

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, Grantors have executed this instrument on this 09 day of February, 2018.

Randall A. Holzberger

Malia Lawson Holzberger

STATE OF Georgia)
COUNTY OF DeKalb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randall A. Holzberger and Malia Lawson Holzberger, 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 9th day of February, 2018.

Notary Public
My Commission Expires: 3/16/2021

MIRJAN BORBELI
COM. EXP
NOTARY
PUBLIC
March 16, 2021
GWINNETT COUNTY, GEORGIA