THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516416**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,156,000.00. Affiant Subscribed and sworn to before me, this 26th day of July, 2018. Notary Public My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 122428 DEEDWARR
07/30/2018 03:45:32 PM 2 pgs
Fees: $13.00 Taxes: $4,277.20
20180730-0074293

WARRANTY DEED

Address New Owner: Patrick Saitta and Julia Stoll 5111 Franklin Pike Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-14-0-035.00

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, **John James Gibbons, Jr and Amy M. Montgomery n/k/a Amy M. Gibbons, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Saitta and Julia Stoll, 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 No. 12 on the Plan of Section One, Forest Acres Subdivision of record in Plat Book 1130, Page 104, 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 John James Gibbons, Jr and Amy M. Montgomery, husband and wife by Quitclaim deed from John Gibbons, a/k/a John James Gibbons, Jr., and wife, Amy Montgomery, n/k/a Amy M. Gibbon of record in Instrument No. 20151211-0124941, Register's Office for Davidson County, Tennessee, dated November 25, 2015 and recorded on December 11, 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 in Plat Book 1130, Page 104, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 1540, Page 426, in the Register's Office for Davidson County, Tennessee.

Agreement for dedication of easement fir water mains and appurtenances of record in Book 5258, Page 93, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20141117-0105758 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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.

This is improved property located at 5111 Franklin Pike Nashville TN 37220

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 26th day of July, 2018.

John James Gibbons, Jr

Amy M. Gibbons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John James Gibbons, Jr and Amy M. Gibbons, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020