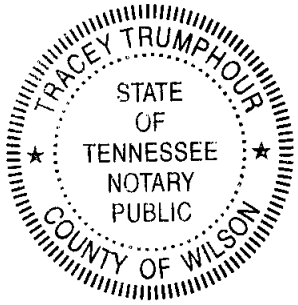
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2018 .

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel R. Napolitano	FirstBank	08600003400
(NAME)	(NAME)	Karen Y Johnson Davidson County
4120 Andrew Jackson Parkway	318 Seaboard Ln, Ste 205	Batch# 169449 **DEEDWARR**
(ADDRESS)	(ADDRESS)	12/03/2018 11:03:08 AM 2 pgs
Hermitage, TN 37076	Franklin, TN 37067	Fees: $13.00 Taxes: $1,431.90
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20181203-0117537

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 considerations, the receipt of which is hereby acknowledged, we Philip C. Ponder and Dorothy C. Ponder, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Daniel R. Napolitano and Noel M. Napolitano, husband and wife, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr., and Company, May 25, 1961, as follows:

Beginning at a point on the westerly margin of Old Hickory Boulevard, said point being 474.41 feet North of the intersection of said westerly margin of Old Hickory Boulevard and northwesterly margin of Tennessee Central Railroad; thence North 78° 38' West 562.26 feet to an iron pin in Stoners Creek; thence North 21° 37' East 6.18 feet, and North 2° 41' East 150.76 feet to an iron pin; thence South 78° 38' East 583.83 feet to the westerly margin of Old Hickory Boulevard; thence with the same South 11° 22' West 155 feet to the beginning, containing 2.036 acres, more or less.

Being the same property conveyed to Philip C. Ponder and wife, Dorothy C. Ponder by Warranty Deed from Thomas N. Parker, unmarried, dated 10/31/1968, of record in Book 4284, Page 128, in the Register's Office for Davidson County, Tennessee.

Subject to: Easement of record in Book 5613, Page 579, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 283085
Warranty Deed TN

This is improved ☒ 4120 Andrew Jackson Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 26th day of November, 2018 .

Philip C. Ponder

Philip C. Ponder

Dorothy C. Ponder

Dorothy C. Ponder

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip C. Ponder and Dorothy C. Ponder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2018.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122