THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181218750

Karen Y Johnson Davidson County
Batch# 181504 **DEEDWARR**
01/08/2019 12:50:55 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20190108-0002024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $660,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 19, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paolo Guazzini and Jessica Guazzini 4728 Benton Smith Road Nashville TN 37215	New Owner	Tax Parcel ID No. 131-14-0-079.00

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, **Adin Lara and Kristin S. Lara, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paolo Guazzini and Jessica Guazzini, 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:

Being Lot No. 344 on the Plan of Seven Hills, Section VIII, of record in Plat Book 3300, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 344 fronts 189.1 feet on the Southerly margin of Benton Smith Road and extends back 257.0 feet on the Westerly line and 250.0 feet on the Easterly line to a dead line in the rear, measuring 159.3 feet thereon.

Being the same property conveyed to Adin Lara and wife, Kristin S. Lara by Warranty Deed from Marcus F. Sciadini, unmarried, recorded on the 30th day of May, 2003 in Instrument No. 20030530-0072940, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SEVEN HILLS, SECTION VIII, as recorded in Plat Book 3300, Page(s) 14.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3277, Page 609.

This is improved property located at 4728 Benton Smith Road Nashville TN 37215

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 4th day of January, 2019.

J. Adin Lara
Adin Lara

Kristin S. Lara
Kristin S. Lara

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adin Lara and Kristin S. Lara, 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 4th day of January, 2019.

Notary Public

My Commission Expires: 7-9-22

