WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $87,500.00. Affiant Subscribed and sworn to before me on February 26th, 2019. Hillary Torrence NOTARY PUBLIC My Commission Expires: 12/05/2020

File #2019-39

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 200133 DEEDWARR
02/28/2019 09:08:48 AM 2 pgs
Fees: $13.00 Taxes: $323.75

20190228-0018099

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Nicholas A. Oliveri and Rebecca S. Oliveri 7085 Crozet Avenue Moorpark, CA 93021	New Owner	063-04-0A-084.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEPHEN KORTE AND EMILY KORTE, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **NICHOLAS A. OLIVERI AND REBECCA S. OLIVERI, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, as shown on the map entitled Final Plat of Cleveland Hall Subdivision, Phase Five, a Planned Unit Development, of record in Instrument No. 20120809-0071180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEPHEN KORTE AND EMILY KORTE, HUSBAND AND WIFE, by deed from CLEVELAND HALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180404-0031438, dated April 3, 2018, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Unimproved property known as 1137 Cleveland Hall Blvd., Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

WITNESS our hands on February 26, 2019.

Grantor:

Stephen Korte

Grantor:

Emily Korte

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **STEPHEN KORTE AND EMILY KORTE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2019.

Notary Public

My commission expires: _____

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY