WARRANTY DEED *This instrument prepared by*: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #2998200 *Return to:* Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: JM-RG-19-1135	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value for this transfer, whichever is greater, is $396,500.00. Affiant Subscribed and sworn to me, this the 1st day of March, 2019. Notary Public My commission expires: 7/6/20 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020
Property Address: 1135 Clifton Lane NASHVILLE, TN 37204	**Parcel ID:** 118-09-0-244.00
Property owner: Thomas Webb Hart	**Mail tax bills to:** NEW OWNER

THIS INDENTURE is made effective the 14th day of December, 2018, by **Matthew J. Giannetti, an unmarried man,** First Parties, for the purpose of conveying the premises described herein to Thomas Webb Hart, Unmarried Man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Plan of Zone Lot Division of Lots 2, 3, 4, 5, 7, Granclift Subdivision of record in Plat Book 6250, Page 305, amending Plat of record in Book 6200, Page 83, 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 Matthew J. Giannetti, an unmarried man by Warranty deed from Cowan Properties - Tennessee, a Tennessee limited liability company of record in Instrument No. 20160509-0045970 Register's Office for Davidson County, Tennessee, dated May 3, 2016 and recorded on May 9, 2016.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 83, as amended in Book 6250, Page 305; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Joint Driveway Agreement of record in Instrument Number 20020531-0066039; Sanitary sewer and/or storm drainage easement of record in Book 3957, Page 61, in the Register's Office for Davidson County, Tennessee;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all exisTing easements, and to all conditions as shown of Public Record.

Karen Johnson Davidson County
Batch# 201903 **DEEDWARR**
03/05/2019 09:33:16 AM 2 pgs
Fees: $13.00 Taxes: $1,467.05

20190305-0019904

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20___, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Matthew J. Giannetti

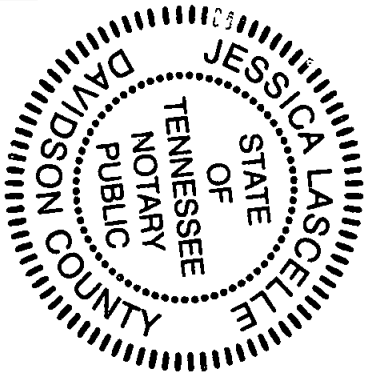
STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Matthew J. Giannetti**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 14 day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 11-3-20



This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.