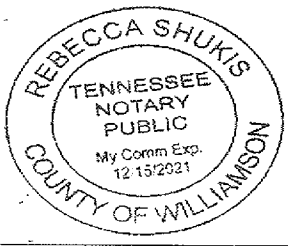
Karen Johnson Davidson County
Batch# 203026 DEEDWARR
03/07/2019 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20190307-0021005



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $339,900.00

Affiant

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

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Salanitro **Jacqueline Christi Dibernardo**	New Owner	**181100A3220CO**
7528 Oakledge Dr		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brian McCaman, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Salanitro, a single man and Jacqueline Christi Dibernardo, a single woman, as joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1049, on the Plan of Autumn Oaks Subdivision, Phase 10B, of record in Plat at Instrument No. 20140331-0026145, in the Register's Office for Davidson County, Tenseness, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian McCaman, an unmarried man, by Warranty Deed from Lesley L. Eller and Scott M. Eller, wife and husband, dated April 20, 2017, of record in Instrument No. 20170421-0039433, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20010912-0099443 as amended in Instrument Nos. 20030513-0064238; 20101206-0096935 and Instrument No. 20100414-0028160 Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6968, page 30; Book 6704, page 397 and Book 6704, page 405, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903 Register's Office for Davidson County, Tennessee.

Easement to use spring of record in Book 475, page 547 Register's Office for Davidson County, Tennessee.

Water Line Easement of record in Book 3376, page 239 Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 7528 Oakledge Dr, Brentwood, TN 37027.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

_____ Date: 3/4/19
Brian McCaman

_____ Date: _____

STATE OF Florida

COUNTY OF Hillsborough

Personally appeared before me, a Notary Public of said County and State, Brian McCaman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of MAR, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 10-8-20

DAVID A. CASTELLI
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG005564
Expires 10/8/2020

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY