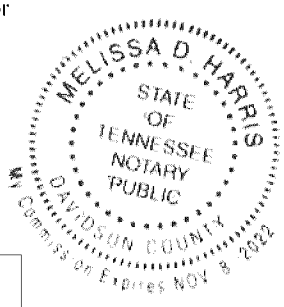
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $876,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of August, 2019.

Notary Public
My commission expires: 11/08/2022

Karen Johnson Davidson County
Batch# 276124 DEEDWARR
08/23/2019 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,241.20
20190823-0085181

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan Colaianni 927 Acklen Ave Neshville, TN 37203	new owner	105-09-0 393.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GREGORY W. MAAS AND STEPHANIE E. MAAS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN COLAIANNI AND ERINN COLAIANNI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being the easterly 50 feet of Lot No. 41, on the Plan of Waverly Place, as shown on plat of record in Plat Book 57, page 95, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lot fronts 50 feet on the southerly side of Prospect or Acklen Avenue and runs back between parallel lines and with the west line of Lot No. 43 said Plan 207 feet more or less to an alley.

Being the same property conveyed to Gregory W. Maas and Stephanie E. Maas, husband and wife, by deed from Bennett M. Greenberg, unmarried, dated 11/11/2008, of record in Instrument No. 20081117-0113522, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 927 Acklen Ave, Neshville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 23 day of August, 2019.

Gregory W. Maas

Stephanie E. Maas

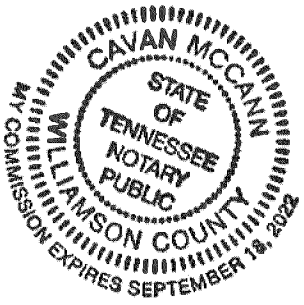
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gregory W. Maas and Stephanie E. Maas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of August, 2019.

My commission expires: 9/18/22

Notary Public



True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

