WARRANTY DEED

Karen Johnson Davidson County
Batch# 340283 DEEDWARR
01/08/2020 10:38:38 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63
20200108-0002635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Amanda Wunker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF November, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEVEN C COLLINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09-07-2021
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COLLINS LEGAL, PLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Jonathon Muth and Meredith Muth	Tyler Jonathon Muth and Meredith Muth	128-11-0-002
(NAME) 504 Holt Valley Road, Nashville, TN 37221	(NAME) 504 Holt Valley Road, Nashville, TN 37221	
(ADDRESS)	(ADDRESS)	

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **November 25, 2019** by and between **Benjamin Simonetti** *("Grantor")* and **Tyler Jonathon Muth and Meredith Muth** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 ($379,900.00)** DOLLARS cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged. I, **Benjamin Simonetti**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tyler Jonathon Muth and Meredith Muth** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 504 Holt Valley Road, Nashville, TN 37221 and further described as follows to wit:

Land in Davidson County, Tennessee being Lot No. 39 on the Plan of Holt Meadows of record in Plat Book 4300, Page 174, 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 Benjamin Simonetti, a Single Man, by Warranty Deed from John-Paul Richiuso and Gina M. Richiuso, husband and wife, of record in Instrument No. 20140828-0078697, in the Register's Office of Davidson County, Tennessee, dated August 27, 2014 and recorded on August 28, 2014.

This conveyance is made subject to:

(1) Property taxes for the year **2019**, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes, and

(2) all applicable zoning ordinances

(3) all requirements found on the commitment.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

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 GRANTEE that we 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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 caused this instrument to be executed on the date first above written.

GRANTOR:

Benjamin Simonetti
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Grover Collins, a Notary Public of the State and County aforesaid, personally appeared **Benjamin Simonetti,** with whom I am personally acquainted orproved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself, the within named bargainor, executed the foregoing instrument for the purpose therein contained, by signing his name as Grantor.

WITNESS my hand and seal this 25 day of Nov, **2019**

NOTARY PUBLIC

My Commission expires: GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON