Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-RES-215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

(Affiant)

Sworn to and subscribed before me this 28th day of July, 2020.

Notary Public

My commission expires: 7/9/24

Karen Johnson Davidson County
Batch# 455383 DEEDWARR
08/12/2020 02:12:55 PM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20200812-0090127

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Alessandro Rustioni and Jennifer Rustioni (NAME)	new owner (NAME)	**159-00-0-255.00**
5 Agincourt Way (ADDRESS)	(ADDRESS)	
Brentwood TN 37027 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Martin L. Steinberg and Leslie A. Steinberg, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alessandro Rustioni and Jennifer Rustioni, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Final Plat of Agincourt Subdivision, Revision One of record in Instrument No. 20070315-0031515, 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 all the same property conveyed to Martin L. Steinberg and Leslie A. Steinberg, husband and wife, by deed from Warren Elliott and wife, Kimberly Elliott, dated September 15, 2016 and of record in Instrument No. 20160920-0098693, said Register's Office. Martin Steinberg and Martin L. Steinberg are one and the same person. Leslie Steinberg and Leslie A. Steinberg are one and the same person.

THIS instrument is being executed in behalf of **Martin L. Steinberg and Leslie A. Steinberg** pursuant to a Power of Attorney executed by same on the 8th day of July, 2020, and on the 9th day of July, 2020, and being filed for record in Instrument No. 20200812-0090125, and in Instrument No. 20200812-0090120 and being recorded simultaneously herewith.

This is improved property known as: 5 Agincourt Way, Brentwood, TN 37027.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record. Subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Inst. No. 20070504-0050539 and amended in Inst. No. 20070103-0001271 in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates

to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of July, 2020.

Martin L. Steinberg
by Susan B. Evans, Attorney in Fact (SEAL)
Martin L. Steinberg by Susan B. Evans, his Attorney-In-Fact

Leslie A. Steinberg
by Susan B. Evans, Attorney in Fact
Leslie A. Steinberg by Susan B. Evans, her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ DAVIDSON)

On this 24th day of July, 2020, before me personally appeared Susan B. Evans to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Martin L. Steinberg and Leslie A. Steinberg, and acknowledged that she executed the same as the free act and deed of the said Martin L. Steinberg and Leslie A. Steinberg.

Witness my hand, at office, this 24th day of July, 2020.

Notary Signature
My commission expires:

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024