Third Floor, Neal Place
200 Fourth Avenue North
Nashville, TN 37219-2196

WARRANTY DEED

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
104-10-196	Michael Zanolli Julie Sandine	New Owner 513 Fairfax Avenue Nashville, Tn 37212
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO
	513 Fairfax Avenue	PROPERTY IS ☑ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

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600.83

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Nov 2 11 59 AM '92

ALLEN B. TOWNSEND, JR., and wife, DONNA J. TOWNSEND

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL ZANOLLI and JULIE SANDINE, HUSBAND AND WIFE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being Lot No. 6 of Block 5 on thePlan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allen B. Townsend, Jr., and wife, Donna J. Townsend, by deed from James W. Groll, unmarried, as of record in Book 7429, page 635, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all zoning regulations, building restrictions, setback lines, if any, easements and rights of way for public utilities applicable to this property and all matters shown on the recorded plan referred to above.

2102 11/02 0101 03CHECK 971.00

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30 day of October, 19 92.

Donna J. Townsend

Allen B. Townsend, Jr.

COUNTY OF DAVIDSON BOOK 8773 PAGE 79

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Allen B. Townsend, Jr., andwife, Donna J. Townsend

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of October, 19 92.

My commission expires: 5/22/93

Notary Public

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

_____ the bargainor(s), with whom I am personally aquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,

this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSPER IS $260,000.00

Michael Zanolli & Julie Sandine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 192 : MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
ALLEN B. TOWNSEND, JR., AND WIFE

TO
MICHAEL ZANOLLI AND JULIE SANDINE
HUSBAND AND WIFE

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

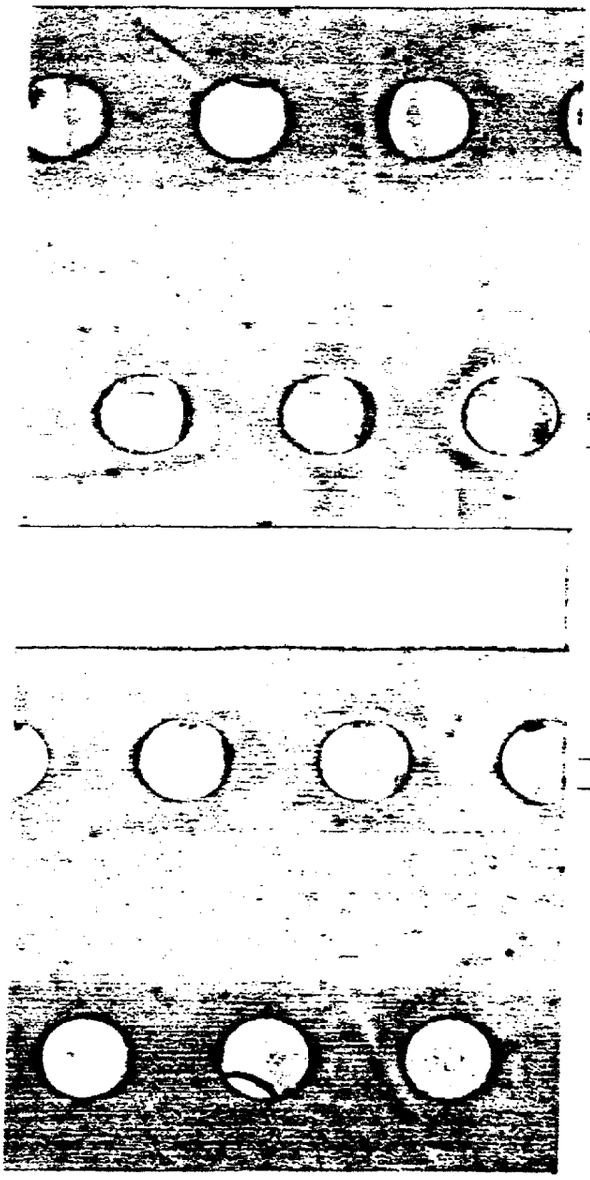
_____ and _____,

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 _____.

My commission expires: _____

Notary Public



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	260000.00
CON TX	962.00
PRFEE	1.00
WDEED	8.00
TOTAL	971.00
CHECK	971.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2102

6008 3

IDENTIFICATION REFERENCE

NOV 2 11 59 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 585984