Box1

WARRANTY DEED	STATE OF **TENNESSEE** COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,900.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF NOVEMBER, 2000.** Notary Public MY COMMISSION EXPIRES: 2-18-01 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Herald	**SunTrust Bank, a Georgia Corporation**	**136-9A-10**
(NAME)	(NAME)	
2715 Smith Springs Road	**201 4th Avenue North**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Terry Schiavinato, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven R. Herald, unmarried**, 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:

Being Lot No. 68-B, Unit 10 on the Plan of Condominium Site of Spring View Townhomes, as described in Exhibit A of the Master Deed as of record in Book 6349, Page 428, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terry Schiavinato, an unmarried person by deed of record in Book 10446, Page 345, Register's Office for Rutherford County, Tennessee.

This instrument is executed on behalf of Terry Schiavinato by Carolyn Adcock as Terry Schiavinato Attorney-In-Fact pursuant to recorded Power of Attorney of record simultaneously herewith

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2715 Smith Springs Road, Nashville, TN 37217**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Davidson County DEEDWARR
Recvd: 11/29/00 09:08 2pgs
Fees:11.00 Taxes:443.63
20001129-0116950

Witness **my/our hand(s)** this **17th day of November, 2000**.

Terry Schiavinato by Carolyn Adcock Attorney-in-fact

Terry Schiavinato

State of Tennessee County of Davidson

On this 17th day of November, 2000 before me personally appeared Carolyn Adcock , the person who executed the foregoing instrument on behalf of Terry Schiavinato, and acknowledged that Terry Schiavinato executed the same as the free act and deed of the said Terry Schiavinato, through Power of Attorney granted Carolyn Adcock, by the said Terry Schiavinato.

Notary Public

Commission Expires: 2-18-01

NOTARY PUBLIC AT LARGE PERRY COUNTY TENNESSEE