WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Gia M. Giamari
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2002.

Jennifer Marlin
Notary Public

MY COMMISSION EXPIRES: 6-4-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 10/01/02 09:06 2pgs
Fees:13.00 Taxes:199.80
20021001-0118888

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gia M. Giamari	Suntrust Bank	Map 075
(NAME) 375 Monaco Drive	(NAME) 201 Fourth Avenue North/ 7th Floor	Group 06-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37219	Parcel 95
(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,
Ruth Chapman ,unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Gia M. Giamari ,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 Unit No. 344-A, Phase 2, HERMITAGE VILLA CONDOMINIUMS, as shown by the Master Deed and By-Laws of Hermitage Villa Condominiums, of record in Book 6623, page 595, said Register's Office, to which plan reference is here made for a more complete description of said unit, together with an undivided interest in the condominiums appurtenant to said unit, as defined in the Master Deed and By-Laws for HERMITAGE VILLA CONDOMINIUMS.

Being the same property conveyed to Ruth Chapman ,unmarried by deed from Chris R Gaines and wife, Carol A Gaines of record in Instrument Number 20000501-0042555, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6623, Page 595, Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 6623, Page 595, Register's Office for said County.

MASTER DEED of record in Deed Book 6623, Page 595, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 375 Monaco Drive, Hermitage, TN 37076

(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.

Witness my/our hand(s) this 27th day of September, 2002.

Ruth Chapman

Ruth Chapman

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ruth Chapman ,unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/27/2002

My Commission Expires: 6-4-06

Jennifer Mullin

Notary Public

File Number2208497

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122