**Re-recorded to correct Grantee's marital status.

WARRANTY DEED

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Connie Hooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2003.

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE TENN.

RE-RECORD

Davidson County DEEDWARR
Recvd: 09/23/03 15:45 2pgs
Fees:12.00 Taxes:0.00
20030923-0140927

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/16/03 13:37 2pgs
Fees:13.00 Taxes:412.55
[redacted]
20030616-0082508

B-3556

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca K. O'Boyle	Suntrust Bank	084-01-0 039.00
(NAME)	(NAME)	
2606 Airpark Drive	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Nashville, TN 37230-5110	
(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, Robert J. Bianco, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca K. O'Boyle, a ~~single~~ married person, 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Dugger Heights, Section III, as of record in Book 1835, page 54, Register's Office of said County.

Being all of the same property conveyed to Robert J. Bianco, a married man by deed dated March 21, 2003 from Tiger Relocation Co., an Affiliate of Home American Credit, Inc., d/b/a/ Upland Mortgage, of record in Instrument No. 20030404-0044590, Register's Office for Davidson County, Tennessee.

Upon oath, Robert J. Bianco, warrants, covenants and certifies that the aforedescribed real property is not his homestead as defined by Statue.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

William Gartung executes this Warranty Deed for and on behalf of Robert Bianco, pursuant to a Power of Attorney recorded simultaneously herewith.

Robert J. Bianco and Robert Bianco are one in the same person.

unimproved ☐

This is improved ☒ property, known as 2606 Airpark Drive, Nashville, TN 37206
(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 hand this 11th day of June, 2003.

Robert J. Bianco
By William Gartung, AIF

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared William Gartung, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Robert Bianco, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Robert Bianco. Witness my hand and Notarial Seal this 11th day of June, 2003..

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027