WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/05 15:58 2 pgs
Fees:13.00 Taxes:665.63
20050401-0035736

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$179,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GANTT NEILL	Suntrust Mortgage	**141-15-C-37CO**
(NAME) 6920 RIVER RIDGE	(NAME) 201 4th Ave. North, 7th Floor	
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS) 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, **VINCENT PAUL MAMMARELLI and CRISTIN M. MAMMARELLI, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GANTT NEILL, an unmarried person , MANDY BIVENS, an unmarried 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. 140 ON THE PLAN OF ROLLING RIVER ESTATES, PHASE 5, OF RECORD IN BOOK 5800, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VINCENT PAUL MAMMARELLI AND WIFE, CRISTIN M. MAMMARELLI BY DEED FROM TODD A. OLSON AND WIFE, CHARLOTTE G. OLSON OF RECORD IN INSTRUMENT NO. 20030321-0037429 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

***CRISTIN M. MAMMARELLI IS ONE AND THE SAME AS CHRISTIN M. MAMMARELLI, CHRISTIN MAMMARELLI, AND CRISTIN MAMMARELLI.

Power of Attorney of record in Instrument 20050401-0035735, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **6920 RIVER RIDGE, NASHVILLE, TN 37221**
(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 our hands this 31st day of March, 2005.

VINCENT PAUL MAMMARELLI

CRISTIN M. MAMMARELLI
Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared VINCENT PAUL MAMMARELLI with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as their act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2005.

Commission expires: July 19, 2008

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

JUSTIN TATUM Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared VINCENT PAUL MAMMARELLI with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Power of Attorney for his wife CRISTIN M. MAMMARELLI and the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as Power of Attorney for said Cristin M. Mammarelli's free act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2005.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008