WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/07 13:02 2 pgs
Fees:13.00 Taxes:488.40
20070427-0050491

Julian C. Cornett
State of Tennessee
Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Hollins	Capital Bank + Trust Co.	135-12-0-B-128
(NAME) 2202 Nashboro Blvd. #128	(NAME) 2200 Abbott Martin Road #201	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37215	
(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,

Roger M. Fucilli, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa Hollins,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. 128 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro – Fairway Pointe of record as Instrument Number 20020820-0100664, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger M. Fucilli, unmarried, by Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes dated July 31, 2003 of record in Instrument Number 20030815-0118149, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Roger M. Fucilli by Linda Doyle as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to or on this instrument and incorporated herein by reference.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2202 Nashboro Blvd. #128, 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.

Witness my hand this 20th day of April, 2007.

Roger M. Fucilli by Linda Doyle Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 20th day of April, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared, Linda Doyle and known to me or satisfactorily proven to be the person(s) to be the person who executed the foregoing instrument in behalf of Roger M. Fucilli as his attorney in fact and acknowledged that she executed the same as the free act and deed of said Roger M. Fucilli. Witness my hand and official seal at Brentwood, Tennessee this 20th day of April, 2007.

Commission expires:

5-27-07

Sharon L. Riney

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Return To:

Cornett Title Services
9005 Overlook Boulevard
Brentwood, TN 37027