RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/07 11:22 2 pgs
Fees:13.00 Taxes:1065.23
20071206-0141325

MARIE BRADFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arlene S. Giordano and Christopher R. Mills	Same New Owners	
(NAME) 76 Corte Del Encino	(NAME)	Map 105-9
(ADDRESS) Sonora, CA 95370	(ADDRESS)	Parcel 319
(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 THOMAS, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ARLENE S. GIORDANO and husband, CHRISTOPHER R. MILLS,** 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 the Southerly 1/2 of the Easterly 100 feet of Lot No. 17, on the Plan of Jones and Dudley's Addition, as shown on plat of record in Plat Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said lot fronts 75 feet on the Westerly side of 10th Avenue South and runs back between parallel lines, 75 feet South of said parallel to West Grove, along the Northerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to Robert Thomas by Warranty Deed from Gigi Gaskins, unmarried, dated July 14, 2006 and of record August 1, 2006 in Instrument No. 20060801-0093469, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1905 10th Avenue South, Nashville, TN 37203

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 5th day of December, 2007.

Robert Thomas

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 Robert Thomas, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 5th day of December, 2007.

My Commission expires: 11-14-09

Notary Public

MARIE BRADFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.