WARRANTY DEED

State of Tennessee)
County of Davidson)

07-12-019-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Janet McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

14th day of January, 2008

Maxine J. Rucker
Notary Public

My Commission Expires: My Commission Expires March 22, 2008 (AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PRESTON L. CAMPBELL	Franklin American Mortgage Co.	052-13-0-A
(NAME) 2736 Penn Meade	(NAME) 501 Corporate Center Dr, Ste. 400	034.00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SHANNON D' ACQUISTO AND HUSBAND JOSHUA D'ACQUISTO**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PRESTON L. CAMPBELL, A SINGLE MAN**, hereinafter called the Grantee(s), 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 Unit No. 34, of the River Glen Condominium Apartments, Phase One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6900, Page 671, in Book 7566, Page 571, as amended in Instrument No. 20040915-0111299, and in Instrument No. 20040915-0111301; and Charter of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of River Glen Condominium Apartments as shown on Exhibit "A" to the Master Deed, of record as aforementioned and by Scrivener's Affidavit of record in Instrument No. 20071228-0148266, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to SHANNON D'ACQUISTO AND HUSBAND JOSHUA D'ACQUISTO, by Deed from JULIUS AND SONIA DOOCHIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated January 8, 2007, of record in Instrument No. 20070109-0003681, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Glen Condominium Apartments, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **SHANNON D'ACQUISTO AND JOSHUA D'ACQUISTO** pursuant to a Power of Attorney executed by same on the 26th day of December, 2007, and being filed for record in Instrument No. 20080117-0005646, and being recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 01/17/08 16:02 2 pgs
Fees:13.00 Taxes:388.50
20080117-0005647

BEING unimproved ☐
Improved ☒ property known as: 2736 Penn Meade, Nashville, TN, 37214.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 14th day of January, 2008

Shannon D'Acquisto
SHANNON D'ACQUISTO

By: Frank Hernandez ATF
FRANK HERNANDEZ, ATTORNEY-IN-FACT

Joshua D'Acquisto
JOSHUA D'ACQUISTO

Frank Hernandez ATF
FRANK HERNANDEZ, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 14th day of January, 2008, before me personally appeared **FRANK HERNANDEZ**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **SHANNON D'ACQUISTO AND HUSBAND JOSHUA DQ'ACQUISTO**, and acknowledged that he executed the same as the free act and deed of the said SHANNON D'ACQUISTO AND HUSBAND JOSHUA D'ACQUISTO.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of January, 2008.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FROM: SHANNON D'ACQUISTO AND JOSHUA D'ACQUISTO, by Attorney-in-Fact Frank Hernandez
TO: PRESTON L. CAMPBELL

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Frank Hernandez
FRANK HERNANDEZ, AFFIANT

Sworn to and subscribed before me this 14th day of January, 2008.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: My Commission Expires March 22, 2008

Maxine J. Rucker
Notary Public

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE