Record & Return to
Watauga Title Company
~~155 Franklin Road, Suite 120~~
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

WARRANTY DEED

G-RK-09-0605

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/04/09 12:34 2 pgs
Fees:13.00 Taxes:636.40
20090304-0019225

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2018 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alyssia Syphers	Guaranty Trust	
605 Cobble Court	(NAME) 640 Broadmoor Blvd., P.O. Box 1218	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro, TN 37133-1218	172-12-B-215.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHELLE J. CHIANESE VINCENT CHIANESE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALYSSIA SYPHERS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 273, BRADFORD HILLS, SECTION ELEVEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 496, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE J. CHIANESE AND HUSBAND, VINCENT CHIANESE BY WARRANTY DEED FROM JOHN R. DRAPER, UNMARRIED, RECORDED ON THE 21ST DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060421-0045769, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 7900, PAGE 496 AND BOUNDARY PLAT RECORDED IN PLAT BOOK 7900, PAGE 6; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 8069, PAGE 170, BOOK 8885, PAGE 519 AND BOOK 9055, PAGE 826; BY-LAWS OF RECORD IN BOOK 8071, PAGE 531; HOA CHARTER OF RECORD IN BOOK 8071, PAGE 520; EASEMENT FOR WATER MAIN OF RECORD IN BOOK 8377, PAGE 769; EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 8377, PAGE 808; CONVEYANCE TO HOA OF RECORD IN BOOK 9779, PAGE 672, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 605 Cobble Court, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of February, 2009.

Michelle J. Chianese

Vincent Chianese

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle J. Chianese and Vincent Chianese, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of February, 2009.

Notary Public

My Commission Expires: 7-24-11

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903