WARRANTY DEED

b05186



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2010.~~ 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heidi Sullivan	Mortgage Investors Group	172120D43800CO
(NAME)	(NAME)	
7234 Althorp Way #U-10	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(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, Frank W. Dipaola, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heidi Sullivan, an unmarried woman, 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 Unit U-10 as shown on EXHIBIT B1 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for The Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Property to The Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405, in The Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on The Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument no. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Frank W. Dipaola, unmarried, by deed of record in instrument no. 20060511-0055511, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Frank W. Dipaola by Andy Brown as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in instrument no. 20090706 0062549, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7234 Althorp Way #U-10, Nashville, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20090045074 DEEDWARR
Recvd: 07/06/09 12:13 2 pgs
Fees:13.00 Taxes:458.80
20090706-0062550

Witness my hand this 25th day of June, 2009.

Frank D Paola by Andy Brown Attorney in Fact

By: Andy Brown Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6/25/09 before me personally appeared Andy Brown, the person who executed the foregoing instrument on behalf of Frank W. Dipaola, and acknowledged that he executed the same as the free act and deed of the said Frank W. Dipaola, through Power of Attorney granted him by the said Frank W. Dipaola.

Witness my hand and official seal at Franklin, Tennessee this 25th day of June, 2009.

Commission expires: March 20, 2010

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Beth Triplett Notary Public