WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090055307 DEEDWARR
Recvd: 08/13/09 10:54 2 pgs
Fees:13.00 Taxes:454.73
20090813-0076240

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $122,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF AUGUST, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03212 GANICK CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Chandler Scott Ganick	same	160140C04800CO
748 Fox Ridge Drive		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE.

TISA ZIMMERMAN SAVINO, MARRIED FKA TISA L. ZIMMERMAN *

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

CHANDLER SCOTT GANICK

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

SEE EXHIBIT "A"

This is improved property known as 748 Fox Ridge Drive, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its 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 hand on the 7th day of August, 2009.

Tisa Zimmerman Savino

BY: Tisa Zimmerman Savino by Tiffany Zimmerman, Attorney in Fact
Tiffany Zimmerman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 7th day of August, 2009, before me personally appeared Tiffany Zimmerman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Tisa Zimmerman Savino** and acknowledged that she executed the same as the free act and deed of said **Tisa Zimmerman Savino**.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires: July 3, 2012

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 748, BRENTWOOD TRACE CONDOMINIUMS, SECTION II, as shown on plat of record in Plat Book 5200, Pages 376-377, and as established by Master Deed of record in Book 5818, Page 915, as amended in Book 5868, Page 70, in the Register's Office, Davidson County, Tennessee, to which plat and master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tisa L. Zimmerman, unmarried, by Warranty Deed from Florence R. Scruggs, unmarried, recorded April 16, 1998 in Book 10888, Page 822, in the Register's Office, Davidson County, Tennessee.

Tisa L. Zimmerman having since married and is now known as Tisa Zimmerman Savino.

*The subject property is not and has not ever been occupied by the spouse of Grantor as a primary residence.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Tisa Zimmerman Savino pursuant to a power of attorney executed by the same on the 07/22/2009, and being filed for in Instrument # 20090813-0076039 Register's Office for Davidson County, Tennessee.