RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29024
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans: T20090072558 DEEDWARR
Recvd: 10/26/09 13:52 2 pgs
Fees: 13.00 Taxes: 493.95
20091026-0098626

Warranty Deed

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $133,500.00

Affiant

Subscribed and sworn to before me, this the 19th day of October, 2009.

Notary Public

My commission expires: NOV. 22, 2010

CHRISTINA M. READ NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bradley Tanner	PINNACLE BANK	Map: 161-16-A
5845 Nolensville Pike, #102	211 COMMERCE	Parcel: 58.00C0
Nashville, TN 37211	NASHVILLE, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **PAOLO FONDA, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY TANNER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 58 on the Plan of Townhomes of Shadow Glen as shown on Exhibit "A1" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200403150029248, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction in Instrument 200407200086706, corrected in Instrument 200403170030572, supplemented in Instrument 200407130083179, corrected in Instrument 20040720086707, further supplemented in Instrument 200410210126776, Instrument 200410250128065, Instrument 200501180005927, Instrument 200503170029206, Instrument 200504250045905, Instrument 20050520056887 and Instruments 200510070121715, 200511070134921, 200512070147464 and 200601240009112, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Paolo M. Fonda, an unmarried man by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee corporation of record in Instrument 200411030132208, Register's Office for Davidson County, Tennessee, dated October 27, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5845 Nolensville Pike, #102, Nashville, TN 37211.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

P.M.F.

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of October, 2009.

Paolo Fonda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paolo Fonda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of October, 2009.

Notary Public

My Commission Expires: ~~November 22, 2010~~ July 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013