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WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF OCTOBER, 2009 Notary Public MY COMMISSION EXPIRES: 5/22/10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Nichole Yaden	Franklin American Mtg.	052-13-0-B-234.00
(NAME)	(NAME)	
3098 Penn Meade Way	501 Corporate Centre Dr., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Michael Lanzafama, Susan Marie Lanzafama and Christopher Lanzafama, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erin Nichole Yaden, unmarried**, 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 Lot No. 18, on the Plan of River Glen, Phase 5, Section 2, of record in Instrument No. 20031006-0147480, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Lanzafama, unmarried and Michael Lanzafama and wife, Susan Marie Lanzafama, by Warranty Deed from S. Jared Ange, married, dated April 28th, 2008 and recorded in Instrument No. 20080429-0043518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved x property, known as 3098 Penn Meade Way, Nashville, TN 37214

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, has 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:T20090075060 DEEDWARR
Recvd: 11/03/09 15:03 2 pgs
Fees:13.00 Taxes:436.60
20091103-0101652

Witness our hands this **23rd** day of **October, 2009**

Michael Lanzafama

Christopher Lanzafama

Susan Marie Lanzafama

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned authority, **Michael Lanzafama, Susan Marie Lanzafama and Christopher Lanzafama**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **October, 2009**

Notary Public

My commission expires: 3/12/2014

JOANNE R. CONNOLLY
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 3/12/2014