File No. 291000230

WARRANTY DEED

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald DiCianni	~~NEW OWNER~~ Wells Fargo Mortgage LLP	147-15-0-029.00
(NAME)	(NAME)	
565 Highcrest Drive	5055 W. Park Blvd Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Plano TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Lori A. Bland, unmarried, and Jacob J. Studer, unmarried,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ronald DiCianni, unmarried**, hereinafter called the grantee(s), 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 all of Lot No. 53 on the Plan of Whispering Hills, Section I, as of record in Plat Book 2331, Pages 82-84, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lori A. Bland and Jacob J. Studer, as joint tenants with right of survivorship, by deed from Kenneth D. Raetz and wife, Carol B. Raetz, of record in Instrument No. 20070808-0094783, dated July 31, 2007 and filed for record on August 8, 2007, Register's Office for Davidson County, Tennessee.

Davidson County Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Book 2331, Page 82, Book 2331, Page 83, and Book 2331, Page 84, said Register's Office.

Restrictions of record in Book 2481, Page 499, said Register's Office.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5383, Page 215, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 565 Highcrest Drive, 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 GRANTEE(S), 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), 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:T20090075256 DEEDWARR
Recvd: 11/04/09 10:14 2 pgs
Fees:13.00 Taxes:625.30
20091104-0101887

Witness my/our hands this 26th day of October, 2009.

Lori A. Bland

Jacob J. Studer by Julie Studer Atty in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Lori A. Bland, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 26th day of October, 2009.

Commission expires: 10/23/13

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Julie Studer, with whom I am personally acquainted and who proved herself to be the attorney in fact of Jacob J. Studer and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of October, 2009.

My Commission Expires:.

10/23/13

, Notary Public.

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RETURN TO:

Foundation Title and Escrow, LLC
9175 Carothers Parkway
Suite 110
Franklin, TN 37067