File No. 210030037

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GRE
FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH D
MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 11/7/12

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20100018513 DEEDWARR
Recvd: 03/30/10 13:44 2 pgs
Fees:13.00 Taxes:841.75

20100330-0023685

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOW	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory M. Maniscalco	Wells Fargo Home Mortgage	173090A15500
(NAME)	(NAME)	
6952 Sunnywood Drive	5006 Thoroughbred Ln., Ste. A	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Brentwood, TN 37027	
(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, Kenneth Ferrante, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Gregory M. Maniscalco and Erica A. Randa, both unmarried, hereinafter called the grantee(s), 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. 201, on the Plan of Section Two, Lenox Village II, (formerly Addition to Sugar Valley), of record in Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Ferrante by deed from Diana Ferrante of record in Instrument 20100210-0010443 on 02/02/2010 and filed for record on 02/10/2010, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Kenneth Ferrante and wife, Diana Ferrante, Horace Ferrante and wife, Linda Ferrante, tenants in common by deed from Terence M. Ness and wife, Judith Ness of record in Instrument 20060619-0072548 on 06/15/2006 and filed for record on 06/19/2006, Register's Office for Davidson County, Tennessee.

Power of Attorney in Instrument # 20100330-0023684 Register's Office said County.

All matters as set forth per Instrument 20030203-0014134, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument 20020315-0032826, as amended of record in Instrument 20021226-0158458, said Register's Office.

Master Deed Restrictions of record in Instrument 20020315-0032825,as Amended of record in Instrument 20021226-0158459, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement to Metropolitan Government of Nashville of record in Instrument 20010918-0100850, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument 20020412-0045831, Register's Office for said County.

County of Davidson taxes for the year 2010 have been pro-rated between Grantor and Grantee. All subsequent years, a lien not yet ascertainable, due or payable.

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.

unim

This is im property, known as 6952 Sunnywood Drive, Nashville, TN 37211
(House Numb (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), Their 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

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), 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.

Witness my/our hands this 26th day of March, 2010.

Linda Ferrante
By: Kenneth Ferrante, Attorney-in-Fact

Kenneth Ferrante

Horace Ferrante
By: Kenneth Ferrante, Attorney-in-Fact

STATE OF TENNESSEE
WILLIAMSON

COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kenneth Ferrante, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 3/26/2010.

Witness my hand at office this 26th day of March, 2010.

Commission expires:
11/10/13

Notary I

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 26th day of March, 2010, before me personally appeared Kenneth Ferrante, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Horace Ferrante and Linda Ferrante, and who acknowledged that he executed the same as the free act and deed of the said Horace Ferrante and Linda Ferrante by virtue of that Power of Attorney, duly executed by the said Horace Ferrante and Linda Ferrante and of record in Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 26th day of March, 2010.

My Commission Expires: *
11/10/13

Notary Public

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 210030037
RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064