File No. 100801

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liliana Moreira	SunTrust Mortgage, Inc.	133 12 0 096.00
(NAME)	(NAME)	
434 Tampa Drive	401 Commerce Street, Ste 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37219	
(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, WE, Shane Merrill Facio and Martha A. Mancinelli, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Liliana Moreira, 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. 50, on the Plan of Windsor Park, as shown on plat of record in Plat Book 3600, page 64, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 50 fronts 67.6 feet on the easterly margin of Tampa Drive and extends back 184.45 feet on the southerly line and 176.31 feet on the northerly line to a line in the rear on which it measures 68.10 feet.

Being the same property conveyed to Lillian Machado Mercado by Warranty Deed from Larry Thomas Rozell and wife, Sandra Elizabeth Worley Rozell, dated January 19, 2007 and recorded in Instrument No. 20070126-0010910, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Synovus Mortgage Corporation by Substitute Trustee's Deed from Arnold M. Weiss as Substitute Trustee, dated August 11, 2009 and recorded in Instrument No. 20090828-0081036, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Luciano Scala and Shane Merrill Facio by deed from Synovus Mortgage Corporation, dated December 18, 2009 and recorded on December 21, 2009 in Instrument No. 20091221-0116117, Register's Office, Davidson County, Tennessee. The said Luciano Scala conveyed all his right, title and interest in subject property to Martha A. Mancinelli by quitclaim deed dated February 22, 2010 and recorded on March 16, 2010 in Instrument No. 20100316-0019784, said Register's Office.

Subject to restrictions of record in Book 3792, page 445, as amended in Book 3816, page 784, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 434 Tampa 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 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, 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 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:T20100063036 DEEDWARR
Recvd: 10/05/10 14:23 2 pgs
Fees:13.00 Taxes:388.50
20101005-0079721

File No. 100801
Witness our hands this 30th day of September, 2010.

Shane Merrill Facio

Martha A. Mancinelli

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shane Merrill Facio and Martha A. Mancinelli, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this. 30TH DAY OF SEPTEMBER, 2010

Commission expires:

Notary Public

