This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P11-0175-D

BILL GARRETT, Davidson County
Trans:T20110026824 DEEDWARR
Recvd: 05/05/11 13:56 2 pgs
Fees:13.00 Taxes:703.00
20110505-0034713

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Giovanni Menegazzo
7428 Stacy Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

For and 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,
Richa Kelly Nipper, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Giovanni Menegazzo, 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 52 on the Plan of Cross Timbers, Section II, as of record in Book 3700, Page 92, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richa Kelly Nipper, unmarried, by deed from Lewis Turner and Amy Turner, dated August 23, 2006, and of record in Instrument Number 20060830-0107298, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way Stacy Drive.

This conveyance is subject to restrictions of record in Book 4064, Page 909 as amended in Book 5425, Page 362, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on a plat of record in Book 3700, Page 92, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 7428 Stacy Drive, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2011 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Witness my hand this the 3rd day of May, 2011.

Richa Kelly Nipper

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richa Kelly Nipper, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2011.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2011.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

Map: 142 02
Parcel: 36.00